

Landscape Response

Stonehouse Farm, Handcross Road, Plummers Plain, October 2025

Response to Landscape-related comments received on 23rd September 2025 in connection with planning application DC25/0403 at Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex.

This response was prepared following an initial landscape-related response dated 11 July 2025 from Chris Barker (MATP MRTPI – Managing Director, ECE Planning), which was in reply to landscape comments provided by Elly Hazael (Trainee Landscape Architect at Horsham District Council) on 2 July 2025. A second round of comments was received on 26 August 2025, followed by final comments on 24 September 2025.

The purpose of this response is to address the outstanding landscape matters raised therein. The response has been separated in the individual lots to form a comprehensive response as follows:

- **Lot 9** – Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.
- **Lot 8** – Decommissioning of the Anaerobic Digester (AD) and re-use of the existing 2no. buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath.
- **Lot 2** – Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) and B8 at Stonehouse Business Park including demolition of the two buildings and their replacement with new Class E9g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.

It is important to note at the outset of this Response that the submitted Site-Wide Masterplan (CSA/6746/111/I), prepared by CSA Environmental, was produced for illustrative purposes only. It was intended to support community engagement and to communicate the overarching vision for the site, including how its various elements related within the broader context. It was not designed to serve as a detailed or approved layout drawing.

Certain features shown on the Masterplan, such as the ponds and some planting elements, were indicative and did not form part of the formal proposals submitted for approval.

This response, therefore, is based on the submitted Site Layout Plans as follows:

- **Lot 9** – Proposed Site Plan (259101-110)
- **Lot 8** – Site Layout Plan As Proposed (2024/PL7/D)
- **Lot 2** - Site Layout Plan As Proposed (2024/PL10/C)

1.0 **Lot 9 – Jackson's Ridge**

- 1.1 **Paragraph 30** of the Landscape Officer comments: *'To mitigate the visual effects discussed and enhance integration with the surrounding landscape character, hedgerow and hedgerow tree planting must be delivered along the southern boundary. This will contribute to softening the appearance of the development from the PRoW, Handcross road and the HWNL. Furthermore, to increase its mitigation benefits, this planting should be implemented as advance planting, to also reduce adverse effects during the construction period.'*
- 1.2 *'Not yet addressed. As discussed under point 24, advance planting along the southern boundary is required to mitigate the adverse effects identified. While we acknowledge the HMMP, as suggested within the Landscape Rebuttal, this information predominately relates to the soils and the planting palette, and is therefore not sufficient to secure advance planting locations. As such, locations of advance tree planting are expected to be submitted prior to determination to secure successful mitigation measures from the outset. The exact planting plan details can be secured via condition.'*
- 1.3 *'Not addressed. The mitigation strategy must be secured prior to determination, with planting details secured by condition.'*
- 1.4 As outlined in paragraph 1.3 above, the mitigation strategy will be secured prior to determination, with planting details to be agreed through condition. This should be discharged via a detailed Soft Landscape Proposals Plan, which will include a Planting Schedule and Planting Specification. These plans will set out information on plant and tree species, age, sizes, form, density, and quantities, along with general guidance on planting and landscape management.

Figure 1.1 below illustrates how the Proposed Site Plan (259101-110) could be updated to incorporate a slightly more robust hedgerow and tree planting strategy. This enhancement will address the original comment in **Paragraph 30** of the Landscape Officer's feedback: *'...hedgerow and hedgerow tree planting must be delivered along the southern boundary.'*

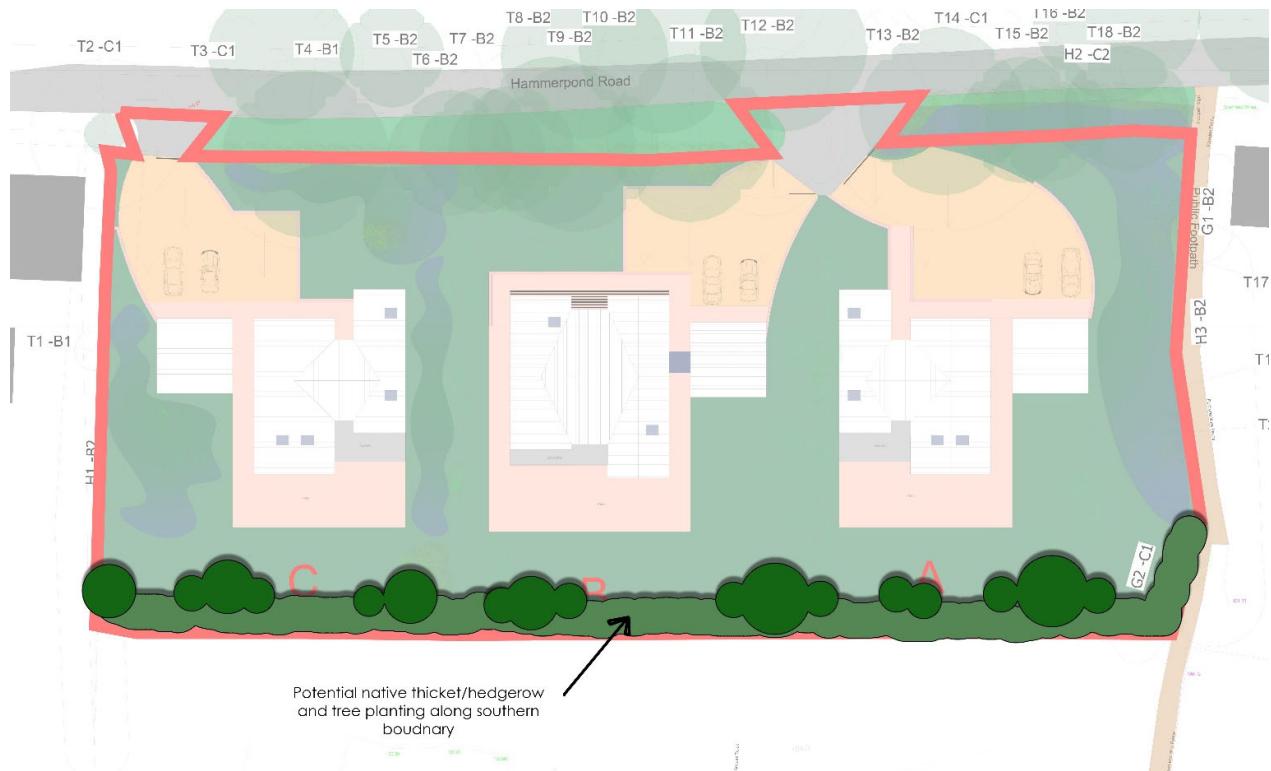


Figure 1.1 – Indicative update to southern boundary (to be considered).

1.5 **Paragraph 34** of the Landscape Officer comments: 'While these specific details may be secured via condition, we would expect the following addressed within the proposals:

1.6 a. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations, to enhance the character of the area and contribute to the reduction of light pollution. Point of note to be added to any landscape condition.'

1.7 It is noted that the Landscape Officer advises this can be secured via condition. As with paragraph 1.4 of this Response, details such as girth sizes will be included within the detailed Planting Schedule (planting plan). Landscape Architects will locate these at key strategic positions, in line with best practice.

2.0 LOT 8 – AD Plant & Main Livestock Building

2.1 **Paragraph 45** of the Landscape Officer comments: 'The Site Wide Masterplan indicates a woodland area to the immediate south of the southern track, however this appears as a hedgerow and open field in the Site Layout Plan as Proposed. Please include the proposed woodland area in plan to demonstrate consistency with the Site Wide Masterplan, noting that woodland will be regarded as a positive mitigation measure in order to reduce adverse visual effects as experienced along PRoW 1708 and the HWNL.'

2.2 'Irrespective of the illustrative nature of the Site Wide Masterplan, we continue to request robust mitigation and thus we recommend that this area is proposed to be woodland, or substantially treed at minimum. Outstanding and to be secured prior to determination.'

2.3 Figure 2.1 below indicates where an appropriate woodland block can be planted along the southern boundary to help mitigate potential views from Public Right of Way (PRoW) 1708. Based on desk-based research, views from the High Weald National Landscape (HWNL) are considered limited due to the site's intervening topography and the existing landscaping along Hammerpond Road, which forms the boundary of the HWNL.

2.4 **Paragraph 46** of the Landscape Officer comments: '*As a result of the discrepancies identified in points 43-45, a revised drawing must be submitted, accurately portraying existing and proposed boundary vegetation, drainage and hard landscaping. Please note that the drainage strategy must consider an easement zone where tree planting is restricted, and should seek to retain the existing hedgerow on the southern boundary.*'

2.5 'Not yet addressed. Outstanding and to be secured as a Pre-Commencement Condition.'

2.6 An updated Site Plan could be submitted as part of a Pre-Commencement Condition and revised to differentiate between existing vegetation alongside proposed landscaping, as well as SuDS information which is already shown on 2024/PL7/D and hard landscaped areas. As with Plot 9, a Hard and Soft Landscape Proposals Plan could be produced, providing detailed information on the Planting Specification and Schedule, and materials to be used for the hard landscaping elements of the proposals. As noted by the Landscape Officer, this can be appropriately secured via condition.



Figure 2.1 – Indicative update to Site Layout Plan, showing existing and proposed vegetation and proposed woodland block along southern boundary (to be considered).

2.7 **Paragraph 49** of the Landscape Officer comments: 'While these specific details may be secured via condition, we would expect the following addressed within the proposals:'

2.8 a. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations to enhance the character of the area and contribute to the reduction of light pollution.'

2.9 It is noted that the Landscape Officer advises this can be secured via condition. As with paragraph 1.4 and 1.8 of this Response, details such as girth sizes and key strategic locations will be included within the detailed Planting Schedule (planting plan).

3.0 LOT 2 – Stonehouse Business Park

3.1 **Paragraph 66** of the Landscape Officer comments: 'While details may be secured via condition, please note that we will expect to see the following information included:

- 3.2 a. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations to contribute to the LCA and minimise light pollution. Point of note to be added to any landscape condition.
- 3.3 b. Given the abutting High Weald National Landscape, the proposed planting palette should reflect the N1 LCA.
- 3.4 c. Hardscaping materials, noting that they should, where possible, reflect the rural character of the location.'
- 3.5 Again it is noted that the Landscape Officer advises this can be secured via condition. As with paragraph 1.4, 1.8 and 2.11 of this Response, details such as girth sizes at key strategic locations, a planting palette reflective of NC1 LCA, and hardscaping materials reflecting the rural character of the location, will be included within a detailed Hard and Soft Landscape Proposal Plan, secured via condition.

In summary, and in my professional opinion, all comments received and considered within this Response, can be appropriately addressed through Planning Conditions, as outlined in the Landscape Comments Recommended Conditions. Where necessary, minor amendments to the Site Layout Plans, illustrated in Figures 1.1 and 1.2 of this Response, can also be made to support this approach and could be resubmitted to the LPA.

In light of the above, I feel applying Conditions 1, 4 and 5 would be appropriate and would hopefully satisfy the LPA's position, reconsidering their current Holding Objection.

Signed:



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Date: 07.10.2025