



Horsham District Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Refer to Company Name

Company Name

Lake Investments Limited

Address

Address line 1

c/o ECE Planning

Address line 2

64-68 Brighton Road

Address line 3

Town/City

Worthing

County

Country

United Kingdom

Postcode

BN11 2EN

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Barker

Company Name

ECE Planning Limited

Address

Address line 1

64-68 Brighton Road

Address line 2

Address line 3

Town/City

Worthing

County

Country

United Kingdom

BN112EN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

4.14

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Full Planning Application to form a comprehensive masterplan including:

1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.
2. Decommissioning of the Anaerobic Digester 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.
3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

Has the work or change of use already started?

Yes
 No

Existing Use

Please describe the current use of the site

Agricultural, Storage, Commercial and Residential

Is the site currently vacant?

Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes
 No

Land where contamination is suspected for all or part of the site

Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Proposed materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Type:

Roof

Existing materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Proposed materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Type:

Windows

Existing materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Proposed materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Type:

Doors

Existing materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Proposed materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Proposed materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Proposed materials and finishes:

Please refer to submitted Drawings and Design and Access Statement.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to submitted Drawings and Design and Access Statement.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes
 No

Are there any new public roads to be provided within the site?

Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to submitted Drawings and Transport Reports.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

102

Difference in spaces:

102

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

6

Difference in spaces:

6

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes
 No

Will the proposal increase the flood risk elsewhere?

Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
- No

Based on your site details, you are likely eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet](#). Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0

Please provide the date the onsite pre-development biodiversity value was calculated

26/02/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

N/A.

Stonehouse Business Park: 0.33 Habitat Units and 0.78 Hedgerow Units

Anaerobic Digester: 4.20 Habitat Units and 6.76 Hedgerow Units

Jackson's Ridge: 1.11 Habitat Units and 0.50 Hedgerow Units

When was the version of the biodiversity metric used published?

29/11/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Other (please specify)

Please specify:

As below.

Document name/reference:

6746_06_C_Design Stage Report (Joint Application)-compressed,

Document/Plan:

Other (please specify)

Please specify:

As below.

Document name/reference:

6746_Anaerobic Digester (AD) Plant and Main Livestock Building v2

Document/Plan:

Other (please specify)

Please specify:

As below.

Document name/reference:

6746_Jacksons Ridge BNG

Document/Plan:

Other (please specify)

Please specify:

As below.

Document name/reference:

6746_Stonehouse Business Park v1

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- on land to which the application relates; and
- exist on the date of the application for planning permission, (or an earlier agreed date)

Yes

No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes

No

If Yes, please provide details:

Please refer to submitted Drawings and Design and Access Statement.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

Please refer to submitted Drawings and Design and Access Statement.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	1
2 Bedroom:	0
3 Bedroom:	0
4+ Bedroom:	3
Unknown Bedroom:	0
Total:	4

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	1	0	0	3	0	4

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:	
Other	
1 Bedroom:	
1	
2 Bedroom:	
0	
3 Bedroom:	
0	
4+ Bedroom:	
0	
Unknown Bedroom:	
0	
Total:	
1	

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	1	0	0	0	0	1

Totals

Total proposed residential units	4
Total existing residential units	1
Total net gain or loss of residential units	3

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Use Class:

Other (Please specify)

Other (Please specify):

Class E(g), B2 and B8

Existing gross internal floorspace (square metres) (a):

1286.83

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

181.46

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

7766.68

Net additional gross internal floorspace following development (square metres) (d = c - a):

6479.85

Use Class:

Other (Please specify)

Other (Please specify):

Agricultural

Existing gross internal floorspace (square metres) (a):

4779.89

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

4779.89

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

0

Net additional gross internal floorspace following development (square metres) (d = c - a):

-4779.89

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	6066.72	4961.35	7766.68	1699.96

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

24.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

0

Total full-time equivalent

123.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes
 No

Please add details of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

B8 - Storage or distribution

Unknown:

Yes

Use Class:

B2 - General industrial

Unknown:

Yes

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Please refer to submitted Covering Letter.

Is the proposal for a waste management development?

Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

PE/24/0158

Date (must be pre-application submission)

07/11/2024

Details of the pre-application advice received

Refer to submitted Covering Letter.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Address Line 2:

Artemis Aerospace, Barn, Spithandle Ln, Steyning

Town/City:

Postcode:

BN44 3DY

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

B9 Fire Stonehouse Farm Handcross Road Plummers Plain Horsham

Address Line 2:

Town/City:

Postcode:

RH13 6NZ

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Francis & Co Stonehouse Farm Handcross Road Plummers Plain Horsham

Address Line 2:

Town/City:

Postcode:

RH13 6NZ

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Stepney Commercials Stonehouse Farm Handcross Road Plummers Plain Horsham

Address Line 2:

Town/City:

Postcode:

RH13 6NZ

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Sylvan Design Stonehouse Farm Handcross Road Plummers Plain Horsham

Address Line 2:

Town/City:

Postcode:

RH13 6NZ

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

West Sussex County Council County Hall, West St, Chichester

Address Line 2:

Town/City:

Postcode:

PO19 1RG

Date notice served (DD/MM/YYYY):

14/03/2025

Person Family Name:

Person Role

The Applicant
 The Agent

Title

Mr

First Name

Chris

Surname

Barker

Declaration Date

14/03/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chris Barker

Date

14/03/2025