

From: Saskia Lower <slower@eceplanning.com>
Sent: 30 July 2025 08:59:21 UTC+01:00
To: "Amanda.Wilkes" <Amanda.Wilkes@horsham.gov.uk>
Cc: "Lee Goossens" <lg@thehuntergroup.co.uk>; "Chris Barker" <cbarker@eceplanning.com>
Subject: FW: DC/25/0403 – Full Planning Application – Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ (WN Response)
Attachments: SMALL_ECE_PLANNING_LOGO.png, DC250403 Stonehouse Farm WNS with appendices v1.pdf

Morning Amanda,

I hope you are well.

I am following up on your email dated 28 July at 17:32, which sets out your recommendation on the application. I would like to address a key point that appears to have been overlooked, the matter relating to water neutrality.

I sent across further information on the schemes WN position last Thursday (13:51) and want to confirm that this was received and considered before your response. To be absolutely clear, the Anaerobic Digester and livestock building were lawfully implemented and in active use prior to December 2023. This is not in question and is supported within the submitted Water Neutrality Statement, alongside substantial evidence including utility bills and metered usage between December 2023 and June 2025.

The current water use reflects a temporary lull, due only to the AD plant being inactive. This is explicitly stated in the WNS, which also outlines the full methodology and provides comprehensive justification.

We must also be clear that the site benefits from two implemented and extant permissions for the AD plant (ref. DC/14/0729) and robotic dairy for 230 head of cattle (ref. DC/19/1122). These buildings are constructed and lawful. If fully fitted out and brought back into operation, the resulting water demand would be substantially higher than what is currently recorded and crucially, this baseline scenario sits outside the scope of current WN policy requirements.

To put this into perspective:

- 230 lactating dairy cows would require 23,000 litres per day.
- Slurry production (12,650 kg/day), with maize-based solids (1,265 kg/day), would feed the AD plant.
- The plant would require 4,200 litres/day in added water, plus 500 litres for daily washdown and 1,400 litres (biannual cleaning equivalent).
- That's 6,100 litres/day just for the AD plant before accounting for the dairy's significant demand.

It must be made clear that the current metered figures (attached) which we have transparently presented are not representative of a fully operational site permitted under existing, implemented consents and represent real time evidence presented to the Council. Any attempt to assess WN without acknowledging this reality would be inappropriate.

Moreover, we have provided a detailed WN scheme based on live water meter data recorded since Lake Investments assumed control of the site. This is an entirely robust and credible dataset, and it should carry significant weight, as is standard practice in similar cases, including those assessed by Horsham Borough Council.

In summary, the WNS is clear, comprehensive and evidence-led. We expect the application to be assessed on the facts which show both lawful implementation and a materially higher lawful fallback position. I would welcome clarification on whether the WN submission has been fully taken into account.

I trust the above is clear and I look forward to hearing from you.

Kind Regards

Saskia Lower AssocRTPI

Senior Planner

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From: Saskia Lower

Sent: 24 July 2025 13:51

To: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>

Cc: Chris Barker <cbarker@eceplanning.com>; Lee Goossens <lg@thehuntergroup.co.uk>; Phillipa Hallett <ph@thehuntergroup.co.uk>

Subject: DC/25/0403 – Full Planning Application – Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ (WN Response)

Afternoon Amanda,

Thank you for your email of 17 July below.

To clarify, both the Anaerobic Digester plant and livestock building were lawfully implemented and in active use prior to December 2023, as detailed in the submitted Water Neutrality Statement. The water demand figures are based on actual metered usage recorded between December 2023 and June 2025, supported by utility bills and site evidence.

The WNS also explains the current reduced usage, which reflects the temporary inactive status of the AD plant. Full justification, methodology, and supporting documentation are provided within the statement and its appendices.

Please let us know if any further clarification is required.

Kind Regards

Saskia Lower AssocRTPI

Senior Planner

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From: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>

Sent: 17 July 2025 13:18

To: Saskia Lower <slower@eceplanning.com>

Subject: DC/25/0403 Stonehouse Farm

Good Afternoon Saskia

DC/25/0403 Stonehouse Farm

Can you advise how the figures for the Anaerobic digester plant and associated buildings (pre development figures as quoted in the WN Statement) have been arrived at as the WN statement states that the uses whilst built have not been implemented? It is therefore unclear how the water demand for these buildings has been arrived at. Officers have visited the site on many occasions and there has been no evidence of use.

Kind regards

Amanda

Amanda Wilkes

Senior Planning Officer (Monday-Wednesday)

Telephone: [01403 215521](tel:01403215521)

Email: Amanda.Wilkes@horsham.gov.uk



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