



FUTURE LAND USE STATEMENT

STONEHOUSE FARM, HANDCROSS ROAD, PLUMMERS PLAIN, RH13 6NZ

APPLICANT: LAKE INVESTMENTS LTD

PLANNING APPLICATION REF: DC/25/0403

1. Overview

Stonehouse and Jackson Farm, comprising approximately 100 acres, is currently being redeveloped as a mixed-use rural regeneration project, centred around a registered Biodiversity Net Gain (BNG) habitat scheme.

Lake Investments Ltd, the applicant under planning application DC/25/0403, proposes to sell individual lots to both neighbouring landowners and commercial purchasers, subject to planning consent. The company intends to retain approximately 57 acres, of which 52 acres are in the process of being registered under a conservation covenant via RSK Wilding (signed copy of RSK Wilding Terms and Conditions for acting as a Responsible Body available at request).

2. Future Management of Retained Land

Lake Investments Ltd, a subsidiary of the Hunter Group of Companies, has appointed Hunters to oversee the long-term management of the BNG-designated and retained land in coordination with the responsible body, RSK Wilding.

The Hunter Group currently owns and manages four farm holdings totalling approximately 1,000 acres within the Horsham District and is pursuing further land acquisitions to support a strategic investment plan focusing on renaturing and regenerative farming practices. With over 25 years' land management experience, the Group is well supported by its own infrastructure and longstanding relationships with tenant farmers and agricultural/forestry contractors across the Horsham and Mid-Sussex Districts.

3. Habitat Creation and Grazing Management

The retained land at Stonehouse Farm will be managed under a registered BNG habitat plan.

Proposed measures include:

- Planting of woodland and hedgerows
- Establishment of wildflower meadows and scrub habitat
- Conservation grazing via a small herd of native breeds, with larger herds used for aftermath grazing where required

(Refer to Proposed Habitat Plan – Appendix A)

Livestock will be supplied by tenant farmers under short-term grazing licences. These farmers maintain independent wintering and livestock management facilities, meaning no permanent structures are required at Stonehouse. Only portable hurdles for livestock loading and unloading as well occasional veterinary support will be utilised onsite.



A seasonal grazing licence is currently in place for livestock operating under this model (see Appendix B).

4. Land Sales and Leasing Arrangements

Parcels sold for private or commercial use may be leased back to The Hunter Group under seasonal conservation grazing arrangements. This supports broader rewilding objectives and allows integration with the BNG habitat. Where appropriate, cut grass will be removed for hay to support overwintering of livestock at the tenant's main holdings.

All ecological planting works (woodlands, hedgerows, meadows, scrub) will be carried out by specialist local subcontractors using their own equipment and machinery.

This land management approach mirrors that of the Hunter Group's other holdings and does not necessitate any permanent buildings. A mobile welfare hut and portable toilet may be deployed temporarily during intensive planting windows, typically lasting several days to a few weeks.

5. Subdivision of Land – Proposed Lot Schedule

The attached plan outlines the intended subdivision of Stonehouse Farm. (see Appendix C).

- Lot 1 – Sold
4 acres (farmhouse and adjoining pasture) sold to private ownership; intended for wildflower meadow planting and private rewilding.
- Lot 2 – To be sold
As proposed in application DC/25/0403 - 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.
- Lot 3 – To be sold
Fishing lakes to be transferred to Slaugham Angling Club for private recreational use.
- Lot 4 – To be sold
10 acres of pasture to be sold to adjacent private landowners for private rewilding and/or seasonal grazing.
- Lot 5 – Retained
5 acres intended for inclusion in Lot 7's BNG designation in the future; to be seasonally grazed in the interim.
- Lot 6 – To be sold



3.5 acres to be sold to a neighbour, with proposed private rewilding and/or conservation grazing use.

- **Lot 7 – Retained**

52 acres currently in the process of registration under a conservation grazing covenant with RSK Wilding. The conservation covenant will be executed upon the approval of DC/25/0403.

- **Lot 8 – To be sold**

As proposed in application DC/25/0403 - 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.

- **Lot 9 – To be sold**

As proposed in application DC/25/0403 - Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.