



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>             | Horsham District Council – Planning Dept   |
| <b>LOCATION:</b>       | Stonehouse Farm, Handcross Road, Plummers Plain  |
| <b>DESCRIPTION:</b>    | 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 |
| <b>REFERENCE:</b>      | DC-25-0403   |
| <b>RECOMMENDATION:</b> | Advice   |

### **SUMMARY OF COMMENTS & RECOMMENDATION:**

The design proposals do not require the removal of any significant trees of stature. The principal arboricultural features can be reasonably retained and protected from further site development harm associated with implementation.

The proposed residential development would foreseeably lead to a denudation of the mature sylvan character of the rural lane.

### **MAIN COMMENTS:**

The three sites have been subject of historical operations that have not been complementary to the protection of the rooting areas of the principal landscape features/trees. The proposed layout/design can be achieved at the two commercial premises with limited foreseeable further impact on retained and bounding trees.

The proposed urbanisation of the site accessed from Hammer Pond Road for residential purposes will foreseeably involve some root disturbance to the belt of trees along the

frontage and pressures to maintain the trees to a smaller scale and level of risk associated with their position and structural condition.

The impact upon the rural character of the streetscene would foreseeably be significant in this respect when combined with associated desires for new clipped/hard boundaries.

Some longer term mitigation planting of trees could be secured if the change of use and alteration to the rural character of the area are deemed to be acceptable in other respects.

The AIA includes a Heads of terms for an AMS to be produced if planning permission is granted, to attempt to safeguard the trees from the development process. If minded to approve, conditions in this respect would be pertinent.

**ANY RECOMMENDED CONDITIONS:**

Yes – Standard conditions - 3.7 Underground services; 3.8 Tree Protection; 3.9 Arboricultural Method Statement – Full details required.

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| <b>NAME:</b>       | ANDY CLOUT – ASST. ARBORICULTURAL OFFICER |
| <b>DEPARTMENT:</b> | STRATEGIC PLANNING - SPECIALISTS          |
| <b>DATE:</b>       | 23/04/25                                  |