

Horsham District Council
Planning team
Park House
North Street
Horsham
West Sussex
RH12 1RL

Our ref: HA/2025/126689/03
Your ref: DC/25/0403
Date: 21 August 2025

Dear Planning team (FAO: Amanda Wilkes),

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.

STONEHOUSE FARM, HANDCROSS ROAD, PLUMMERS PLAIN, WEST SUSSEX, RH13 6NZ.

Thank you for consulting us on the above application following the submission of further information.

To clarify our position, we are not objecting to this development (provided our previously requested conditions are included in any planning permission granted), the comments found in our response dated 29 July 2025 (our ref; HA/2025/126689/02) were to indicate that we found the submitted reports insufficient to no longer require or modify the conditions requested in our response dated 24 April 2025 (our ref: HA/2025/126689/01) due to the lack of information contained to properly assess the validity of the report's conclusions.

If the Applicant wishes to use these as evidence to modify our position, the below reports referenced within the Preliminary Ground Contamination Risk Assessment Report, (dated February 2025, reference: R16577, should be supplied on the planning portal, not through a drop box link that cannot be accessed:

1. Southern Testing, Report Ref. ER/SKT/AM/J15630, dated 29th January 2024
2. Southern Testing, Report Ref. ER/SKT/AM/J15856, dated 20th November 2024

3. Southern Testing, Report Ref. ER/SKT/AM/J15857, dated 20th November 2024
4. Southern Testing, Report Ref. ER/SKT/AM/J15857/bund letter, dated 20th November 2024

This would allow us to analyse the details, such as sampling locations and sample concentrations, if they are relied upon for no further investigation or remediation, as is the case in the Lot 8 area. This is especially given the fact that minimum shallow intrusive works are planned as proposed site layouts indicate current areas of hardstanding are to become SUDs features, that the Anaerobic Digester is to be decommissioned and below ground tanks are identified in the site walk over. These are all potential risks to the underlying Secondary A aquifer and the neighbouring stream.

Please reconsult us on any further information submitted and we will respond within 21 days.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone