

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 April 2025 14:21:22 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0403  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/04/2025 2:21 PM.

### Application Summary

**Address:** Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ

**Proposal:** 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.

**Case Officer:** Amanda Wilkes

[Click for further information](#)

### Customer Details

**Address:** Jacksons Hammerpond Road Horsham

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

Reasons for comment:   - Design  
                                  - Privacy Light and Noise  
                                  - Trees and Landscaping

Comments:               We are local residents and have lived adjacent to Stonehouse Farm for 20 years. We are directly impacted by the activities at the Jacksons Farmyard site and the AD unit and Livestock Building sites. In common with many of our neighbours we have suffered considerable nuisance and loss of amenity while the farm was under previous ownership. In the context of these historic issues, the applicant has consulted with our local community and has modified the development scheme in response to our concerns. We support this application for the following reasons:

The applicant proposes to re-nature the majority of the site under a Biodiversity Net Gain scheme. This will ensure that no further commercial development will be possible on the designated plots for at least 30 years.

The decommissioning of the Anaerobic Digester and change of use of the buildings to storage and office use will have a significantly lower impact on residents than the planned operation of the AD and livestock facilities. However, to mitigate the impact on residents on Handcross Road and Hammerpond Road the use of external lighting and the number of heavy goods vehicles accessing the site should be limited under enforceable planning conditions.

The existing agricultural buildings at the Jacksons Farmyard site are unattractive and visually obtrusive. The applicant proposes to replace the existing buildings with three dwellings. In our opinion the proposal will be in keeping with the character of Hammerpond Road and less visually intrusive, so reducing the impact on the wider landscape. We also agree with the applicant's Planning Statement that the "proposed three dwellings offer a more balanced and appropriate response in terms of scale, type, and visual impact" than the fallback option of a conversion of the existing farm buildings into 10 dwelling units of 100 sq m under a Class Q application.

---

Kind regards

**Telephone:**

**Email:**       [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)





---

**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E  
aton