

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Stonehouse Farm Handcross Road Plummers Plain West Sussex

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.

Amendment to allow for limited 24 hour operations at Lot 8.

Your application DC/25/0403 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Application Number: DC/25/0403

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Lake Investments Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

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. Amendment to allow for limited 24 hour operations at Lot 8.

Stonehouse Farm Handcross Road Plummers Plain West Sussex

to be carried out in accordance with Application No. DC/25/0403 submitted to the Council on 08/04/2025 and subject to compliance with the plans/documents and conditions specified hereunder.



Emma Parkes
Head of Development and Building Control

Date: 17/08/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Site	2024/PL10 REV C	17.03.2025
Location plan	Existing and Proposed	2024/PL8 REV C	12.08.2025

Location plan	Overall	2025/PL1 REV A	17.03.2025
Site plan	Existing and Proposed Jacksons Farm	259101-109	22.08.2025
Block plan	Proposed - Jacksons Farm	259101-102	17.03.2025
Site plan	Proposed site plan - Jacksons Farm	259101-110	22.08.2025
Site plan	Site Layout Plan As Existing (Stonehouse)	2024/PL01 REV C	17.03.2025
Plans	Existing Office	2024/PL02	02.04.2025
Plans	Existing Barn	2024/PL2 REV A	02.04.2025
Plans	Proposed Warden/Manager Accommodation	2024/PL03 REV A	17.03.2025
Plans	Existing Barn	2024/PL3	17.03.2025
Plans	Commercial Building 1 As Existing	2024/PL04 REV A	17.03.2025
Plans	Existing Topographical Survey	2024/PL4	17.03.2025
Plans	Commercial Building 1 As Proposed	2024/PL05 REV A	17.03.2025
Plans	Proposed Commercial Building 2	2024/PL5 REV D	17.03.2025
Plans	Commercial Building 2 As Existing	2024/PL06 REV A	17.03.2025
Plans	Proposed Commercial Building	2024/PL6 REV D	17.03.2025
Plans	Commercial Building 2 As Proposed	2024/PL07 REV A	17.03.2025
Site plan	Site Layout Plan As Proposed	2024/PL7 REV D	12.08.2025
Plans	Proposed Commercial Building 3	2024/PL08 REV A	17.03.2025
Plans	Existing - Commercial Building 4	2024/PL09	17.03.2025
Location plan	Existing and Proposed	2024/PL11 REV A	17.03.2025
Plans	Proposed -Commercial Building 4	2024/PL12	17.03.2025
Supporting Statement	Biodiversity Net Gain Assessment	CSA/6746/06 REV E	01.08.2025

Supporting Statement	Ecological Impact Assessment	CSA/6746/08 Rev D	11.08.2025
Supporting Docs	BNG Metric - Jacksons Ridge v2	BNG Metric - Jacksons Ridge v2	01.08.2025
Supporting Statement	Arboricultural Impact Assessment	Arboricultural Impact Assessment: 5975	February 2025
Plans	Existing Building 1	259101-103	17.03.2025
Plans	Existing Building 2	259101-104	17.03.2025
Plans	Existing Building 3	259101-105	17.03.2025
Plans	Existing Building 5	259101-106	17.03.2025
Location plan	Existing - Jackson's Farm	259101-101	22.08.2025
Site plan	Existing - Jacksons Farm	259101-108	17.03.2025
Plans	Existing Street Scene - Jacksons Farm	259101-107	17.03.2025
Supporting Docs	Letter from 259101-107 Acoustic South East	Energy and Sustainability Statement	17.03.2025
Supporting Statement	Transport Technical Note	DS/OT/ITS19302-007ATN	17.03.2025
Supporting Statement	Transport	ITS19302-008A	17.03.2025
Supporting Statement	Preliminary Ground Contamination Risk Assessment Report x 3	R16577 REV 2	17.03.2025
Supporting Statement	Flood Risk Assessment and Drainage Strategy	PART 1 REV C	17.03.2025
Supporting Statement	Flood Risk Assessment and Drainage Strategy	PART 2 REV C	17.03.2025
Plans	Proposed Elevations - Plot A Jacksons Farm	259101-114 REV A	04.09.2025
Plans	Proposed Elevations - Plot B Jacksons Farm	259101-115 REV A	04.09.2025
Plans	Proposed Elevations - Plot C Jacksons Farm	259101-116 REV A	04.09.2025
Plans	Proposed Floor and Roof Plans	259101-111 REV	17.03.2025

	Plot A - Jacksons Farm	A	
Plans	Proposed Floor and Roof Plans Plot B - Jacksons Farm	259101-112 REV A	17.03.2025
Plans	Proposed Floor and Roof Plans Plot C - Jacksons Farm	259101-113 REV A	17.03.2025
Plans	Proposed Garage Plans Plots A,B and C - Jacksons Farm	259101-117 REV A	17.03.2025
Plans	Proposed Street Scene - Jacksons Farm	259101-118	17.03.2025
Plans	Proposed Street Scene - Jacksons Farm	259101-119 REV C	04.09.2025
Details plan		ITS19302 GA 009 Rev A	30.07.2025
Supporting Docs		ITS19302-012	30.07.2025
Supporting Docs	BNG Metric- Stonehouse Business Park v2	BNG Metric- Stonehouse Business Park v2	01.08.2025
Supporting Docs	BNG Metric - Anaerobic Digester (AD) Plant and Main Livestock Building V5	BNG Metric - Anaerobic Digester (AD) Plant and Main Livestock Building V5	01.08.2025
Supporting Docs	BNG Metric - Combined sites	BNG Metric - Combined sites	01.08.2025
Supporting Docs	Acoustic South East - Planning Noise Assessment – Change of Use	J3958	26.02.2025
Supporting Docs	Acoustic South East - Retention of Temporary Planning Consent	J3779	26.02.2025
Supporting Docs	Protected Species Precautionary Working Methods Statement	CSA/6746/12	July 2025
Supporting Docs	Noise Impact Assessment – Variation of Planning Condition	J3958	30/04/2026
Plans	Site Layout Plan and Land Use As Proposed	2024/PL7 Rev C	05/06/2026
Supporting Docs	QUANTITATIVE GROUND CONTAMINATION RISK ASSESSMENT REPORT	R17095	24/04/2026
Supporting Docs	PRELIMINARY GROUND CONTAMINATION RISK ASSESSMENT REPORT STONEHOUSE	R16575	24/04/2026
Supporting	Site Investigation Proposal:	Ref:	24/04/2026

Docs	Jacksons Farm (Lot 9)	C17195/Lot9-SIProp	

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The development hereby approved, including demolition and ground clearance pursuant to the permission granted shall be carried out in strict accordance with the measures set out in the Protected Species - Precautionary Working Method Statement for Great Crested Newts (Ref: CSA/6746/12. All works on site shall be undertaken in full compliance with the approved document.

Reason: To ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with Policy 31 of the Horsham Development Framework, section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 4 **Pre-Commencement Condition:** No development (excluding demolition and construction of access as shown on plan 2024/PL8 Rev C) within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall commence including demolition

pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- a) All trees on the site shown outlined for retention within Condition 5, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- c) (Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** No development (excluding section 278 works) shall commence within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). B
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 8 **Pre-Commencement Condition:** No development (excluding section 278 works) shall commence within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall commence until a Construction and Environmental Management Plan

(CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- (a) Details of site management contact details and responsibilities;
- (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall take place until the details of proposed planting within the land to the south of Lot 8 (Anaerobic Digester (AD) and Plant and Livestock Building are submitted to and approved in writing by the Local Planning Authority. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C), a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local

planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures; detailed designs or product descriptions to achieve stated objectives;
- b) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- c) persons responsible for implementing the enhancement measures; and
- d) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 12 **Pre-Occupation Condition:** No part of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- o Long term design objectives
- o Management responsibilities
- o A description of landscape components
- o Management prescriptions
- o Maintenance schedules
- o Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C), full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- o Details of all existing trees and planting to be removed and retained
- o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. This should include a range of tree sizes proposed, including 20-25cm girth trees at key strategic locations.
- o Details of all hard surfacing materials and finishes
- o Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or

uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No part of the development hereby permitted within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until a detailed lighting scheme / "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- c. be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** No part of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be first occupied until such time as the vehicular accesses has been constructed and/or altered in accordance with the details shown on the approved planning drawings (ITS19302-GA-009 Revision 'A').

Reason: In the interests of road safety.

- 16 **Pre-Occupation Condition:** No part of the development within Lot 8 (Anaerobic Digester and Livestock Building) as shown on plan 2024/PL8 Rev C) shall be first occupied until the car parking and turning spaces have been constructed in accordance with the approved site plans. These spaces shall thereafter be retained at all times for their designated purpose

Reason: To provide car-parking and turning spaces for the use

- 17 **Pre-Occupation Condition:** No part of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No use shall be permitted until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 18 **Pre-Occupation Condition:** No part of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until a scheme for the charging of electric vehicles by way of fast charging points has been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document and include a plan of all charging points, their specification, means of allocation, and means for their long term maintenance. Fast charging points shall have been installed in accordance with details. The means for charging electric vehicles shall be retained as such thereafter.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 19 **Pre-Occupation Condition:** No part of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **Pre-Occupation / first use Condition:** No external plant within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C), with the exception of Air Conditioning (AC) for general use, shall be brought into use until a scheme of design and assessment of the cumulative acoustic impact arising from the operation of externally located plant and machinery shall be submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant standards, and shall include a scheme of attenuation measures to ensure the cumulative rating level of noise emitted from the proposed plant, machinery or equipment is 5dB less than background. The acoustic impact shall not exceed NR25 in neighbouring residential rooms.

Reason: In accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 21 **Pre-Occupation Condition:** No building hereby permitted within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be first occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that building (or use) in accordance with details (including elevations,

materials and internal configuration) that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 22 **Within 3-months of first use Condition:** Within 3 (three) months of the development hereby permitted within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) a post-installation noise assessment, including suitable measurements, shall be carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: In accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 23 **Pre-Occupation Condition:** No part of the development hereby permitted within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 24 **Pre-Occupation Condition:** No part of the development hereby permitted within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall be occupied until the access track between the main site compound and Handcross Road (B2110) has been resurfaced with a hard tarmac finish. The access track shall be permanently retained and maintained in this condition and free off potholes thereafter.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 25 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (CSA Environmental, February 2025) and the Protected Species Precautionary Working Methods Statement (CSA Environmental, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 26 **Regulatory Condition:** If, during development of Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

- 27 **Regulatory Condition:** No works for the implementation of the development hereby approved within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Public or Bank Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 28 **Regulatory Condition:** The premises hereby permitted within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall not be open for trade or business (including the receipt and/or dispatch of deliveries, and/or the operation of vehicles, plant/machinery) except between the hours of 07:00 to 19:00 Mondays to Sundays. other than the following restrictions:

- a) the number of staff on-site outside of these hours shall be restricted to and not exceed 5 (five) at any time.
- b) between the hours of 19:00hrs and 07:00hrs, the number of vehicle movements to or from the Property, undertaking collections or deliveries only, shall not exceed a total of 16 (sixteen).
- c) between the hours of 19:00hrs and 07:00hrs, the number of vehicle movements to allow staff to attend/leave work at the Property, and not in connection with deliveries to or collections from the site, shall not exceed a total of 10 (ten).
- d) between the hours of 19:00hrs and 07:00hrs, all loading/unloading of vehicles shall only be carried out inside a building and with the building's doors closed, and the type and specification of door used for this purpose shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the Property
- e) between the hours of 19:00hrs and 07:00hrs, all vehicles arriving/departing, or used, on the Property shall be fitted with white noise/broadband reversing horns, and not tonal beepers.
- f) between the hours of 19:00hrs and 07:00hrs the site shall operate with a 'Call Ahead System' requiring all vehicles undertaking collections and/or deliveries to call ahead to ensure that the site is ready to receive them.

Prior to the commencement of development and/or the first use of the premises within Lot 8, details of a vehicle monitoring and site management system (including details of CCTV) shall be submitted to and approved in writing by the Local Planning Authority.

The approved monitoring equipment and associated management measures shall be installed and fully operational prior to the first use of the premises and shall thereafter be retained, maintained and operated in accordance with the approved details for the lifetime of the development. Monitoring records shall be retained on site for a period to be agreed in writing with the Local Planning Authority and shall be made available for inspection upon reasonable request.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 29 **Regulatory Condition:** Other than deliveries and dispatches there shall be no outside working using mechanical power tools or mobile plant at any time within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) and there shall be no operation of mechanical machinery within the units hereby approved with a sound power level of more than 75 dBA unless all windows and doors to the relevant workshop are closed. Any complaints received regarding noise working practices shall be recorded as part of the tenancy management plan and the record of complaints shall be produced on any reasonable request of a suitably authorised officer of the Council.

Reason: In accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 30 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the former livestock building within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL7 Rev C) shall only be used for uses falling with Classes E (g) and B8. The former Anaerobic Digester and Engine Shed Buildings (as shown on plan 2024/PL7 Rev C) shall only be used for uses falling with Classes E (g), B8 and B2. Lot 8 shall not be used for any other purposes (including those falling within Class E as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the unknown and potentially harmful impacts on local amenity under Policy 33 of the Horsham District Planning Framework (2015).

- 31 **Pre-Commencement Condition:** Prior to the commencement of development (excluding section 278 works) within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall have regard to the sitewide drainage plan detailed within technical note 3 (TN03) dated 20 August 2025. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drawings and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 in Horsham District Planning Framework

- 32 **Pre-Occupation Condition:** The development hereby approved within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C) shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme, with regard to the sitewide drainage plan detailed within technical note 3 (TN03) dated 20 August 2025, have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

- 33 **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development within Lot 8 (Anaerobic Digester and Livestock Building as shown on plan 2024/PL8 Rev C); a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 32. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

- 34 **Pre-Commencement Condition:** No development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 35 **Pre-Commencement Condition:** No development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 36 **Pre-Commencement Condition:** No development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- a) All trees on the site shown outlined for retention within condition 35, as well as those off-site whose root protection areas ingress into the site well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 37 **Pre-Commencement Condition:** No development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 38 **Pre-Commencement Condition:** The development hereby approved within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:
- (a) Details of site management contact details and responsibilities;
 - (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
 - (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
 - (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 39 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C), a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 40 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 41 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C), full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- o Details of all existing trees and planting to be removed and retained
- o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. This should include a range of tree sizes proposed, including 20-25cm girth trees at key strategic locations.
- o Details of all hard surfacing materials and finishes
- o Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 42 **Pre-Occupation Condition:** No part of the development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- o Long term design objectives
- o Management responsibilities
- o A description of landscape components
- o Management prescriptions
- o Maintenance schedules

- o Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 43 **Pre-Occupation Condition:** No part of the development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall be first occupied until such time as the vehicular accesses has been constructed in accordance with the details shown on the approved planning drawings.

Reason: In the interests of road safety.

- 44 **Pre-Occupation Condition:** No part of the development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall be occupied until a scheme for an unsurfaced circular route within the blue line land around the southern section of lot 7 shown on Site Location Plan (2025/PL1) has been submitted to and approved by the Local Planning Authority in writing. The submitted scheme shall explicitly specify that all designated pedestrian links are to be designed and maintained to be completely barrier-free and ungated.

Reason: To help secure high quality open spaces and a quality development in accordance with Policy 32 of the Horsham District Planning Framework (2015).

- 45 **Pre-Occupation Condition:** No part of the development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall be occupied until a detailed lighting scheme ./ "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- c. be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act

- 46 **Pre-Occupation Condition:** No part of the development shall be first occupied until the car parking and turning spaces have been constructed in accordance with the approved site plans. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking and turning spaces for the use

- 47 **Pre-Occupation Condition:** Building 3, within Lot 2 Stonehouse Business Park (as shown on 2024/PL10 Rev C), shall not be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No use shall be permitted until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 48 **Pre-Occupation Condition:** Building 3, as shown on 2024/PL10 Rev C), shall not be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that building (or use) in accordance with details (including elevations, materials and internal configuration) that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 49 **Pre-Occupation Condition:** Building 3, as shown on 2024/PL10 Rev C), shall not be occupied until a scheme for the charging of electric vehicles by way of fast charging points has been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document and include a plan of all charging points, their specification, means of allocation, and means for their long term maintenance. Fast charging points shall have been installed in accordance with details. The means for charging electric vehicles shall be retained as such thereafter.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 50 **Pre-Occupation Condition:** Building 3, within Lot 2 Stonehouse Business Park (as shown on 2024/PL10 Rev C), shall not be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 51 **Pre-Occupation / first use Condition:** Building 3, within Lot 2 Stonehouse Business Park (as shown on 2024/PL10 Rev C), shall not be occupied until a scheme of design and assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant and machinery shall be submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant standards, and shall include a scheme of attenuation measures to ensure the cumulative rating level of noise emitted from the proposed plant, machinery or equipment is 5dB less than background. The acoustic impact shall not exceed NR25 in neighbouring residential rooms.

Reason: In accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 52 **Pre-Occupation / first use Condition:** Building 3, within Lot 2 Stonehouse Business Park (as shown on 2024/PL10 Rev C), shall not be occupied until a post-installation noise assessment, including suitable measurements, has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: In accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 53 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (CSA Environmental, February 2025) and the Protected Species Precautionary Working Methods Statement (CSA Environmental, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 54 **Regulatory Condition:** If, during development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C), contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

- 55 **Regulatory Condition:** No works for the implementation of the development hereby approved within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Public or Bank Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 56 **Regulatory Condition:** The premises hereby permitted within Buildings 1, 2, 3 and 4 of Stonehouse Business Park (as shown on site plan 2024/PL10) shall not be open for trade or business (including the receipt and/or dispatch of deliveries, and/or the operation of vehicles, plant/machinery) except between the hours of 07:00 to 19:00 Mondays to Saturday and 08:00am - 16:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 57 **Regulatory Condition:** Other than deliveries and dispatches there shall be no outside working using mechanical power tools or mobile plant at any time within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) and there shall be no operation of mechanical machinery within the light industrial units hereby approved with a sound power level of more than 75 dBA unless all windows and doors to the relevant workshop are closed. Any complaints received regarding noise working practices shall be recorded as part of the tenancy management plan and the record of complaints shall be produced on any reasonable request of a suitably authorised officer of the Council.

Reason: In accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 58 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the premises hereby permitted within Buildings 1, 2, 3 and 4 of Stonehouse Business Park (as shown on site plan 2024/PL10) hereby shall only be used for uses falling with Classes E (g), B2 and B8, and for no other purposes (including those falling within Class B and Class E as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the unknown and potentially harmful impacts on local amenity under Policy 33 of the Horsham District Planning Framework (2015).

- 59 **Regulatory Condition:** The residential occupation of the "Warden/Manager Accommodation", as shown on Site Layout Plan: 2024/PL10, REV C, shall be limited to a person solely or mainly working, or last working, at Stonehouse Business Park or for a business operating from Stonehouse Business Park, or, a person solely or mainly employed by Stonehouse Business Park a widow or widower of such a person, and to any resident dependants.

Reason: To ensure accordance with Policy 26 of the Horsham District Planning Framework (2015).

- 60 **Regulatory Condition:** The "Warden/Manager Accommodation", as shown on Site Layout Plan: 2024/PL10, REV C, shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National

Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 61 **Pre-Commencement Condition:** Prior to the commencement of development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C), (construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall have regard to the sitewide drainage plan detailed within technical note 3 (TN03) dated 20 August 2025. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drawings and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 in Horsham District Planning Framework

- 62 **Pre-Occupation Condition:** The development hereby approved within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C) shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme, with regard to the sitewide drainage plan detailed within technical note 3 (TN03) dated 20 August 2025, have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

- 63 **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development within Lot 2 (Stonehouse Business Park as shown on plan 2024/PL01 Rev C); a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 62. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

- 64 **Pre-Commencement Condition:** No development (excluding demolition) within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 65 **Pre-Commencement Condition:** No development within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 66 **Pre-Commencement Condition:** No development within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- a) All trees on the site shown outlined for retention within condition 65, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 67 **Pre-Commencement Condition:** No Development (other than demolition) shall commence within Lot 9 (Jackson's Farm as shown on plan 259101-101) until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 68 **Pre-Commencement Condition:** No demolition shall commence within Lot 9 (Jackson's Farm as shown on plan 259101-101) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- (a) Details of site management contact details and responsibilities;
- (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015)

Pre-Commencement Condition: No Development (other than demolition) shall commence within Lot 9 (Jackson's Farm as shown on plan 259101-101) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- (a) Details of site management contact details and responsibilities;
- (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015)

Pre-Commencement Condition: No demolition shall commence within Lot 9 (Jackson's Farm as shown on plan 259101-101) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 71 **Pre-Commencement Condition:** No Development (other than demolition) shall commence within Lot 9 (Jackson's Farm as shown on plan 259101-101) until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 72 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level within Lot 9 (Jackson's Farm as shown on plan 259101-101), a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 73 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level within Lot 9 (Jackson's Farm as shown on plan 259101-101) a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been

submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

74 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted within Lot 9 (Jackson's Farm as shown on plan 259101-101), full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- o Details of all existing trees and planting to be removed and retained
- o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. This should include a range of tree sizes proposed, including 20-25cm girth trees at key strategic locations.
- o Details of proposed planting along the southern boundary of Lot 9 (Jackson's Ridge)]
- o Details of all hard surfacing materials and finishes
- o Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

75 **Pre-Occupation Condition:** No part of the development hereby permitted within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall be occupied until a detailed lighting scheme ./ "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

- c. be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act

- 76 **Pre-Occupation Condition:** No dwelling within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall be first occupied until visibility splays of 2.4 metres by the maximum achievable visibility splays using land forming part of the public highway and land in the applicant's control have been provided at the proposed vehicular access for that dwelling onto Hammerpond Road, in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- 77 **Pre-Occupation Condition:** No dwelling within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall be first occupied until the car parking and turning spaces have been constructed in accordance with the approved site plans. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking and turning spaces for the use

- 78 **Pre-Occupation Condition:** No dwelling hereby permitted within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 79 **Pre-Occupation Condition:** No dwelling hereby permitted within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 80 **Pre-Occupation Condition:** No dwelling hereby permitted within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a

minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 81 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (CSA Environmental, February 2025) and the Protected Species Precautionary Working Methods Statement (CSA Environmental, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 82 **Regulatory Condition:** If, during development within Lot 9 (Jackson's Farm as shown on plan 259101-101), contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

- 83 **Regulatory Condition:** No works for the implementation of the development hereby approved within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 84 **Regulatory Condition:** The dwelling(s) hereby permitted within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

85 **Pre-Commencement Condition:** Prior to the commencement of development within Lot 9 (Jackson's Farm as shown on plan 259101-101) construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall have regard to the sitewide drainage plan detailed within technical note 3 (TN03) dated 20 August 2025. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drawings and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 in Horsham District Planning Framework.

86 **Pre-Occupation Condition:** The development hereby approved within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme, with regard to the sitewide drainage plan detailed within technical note 3 (TN03) dated 20 August 2025, have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

87 **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development within Lot 9 (Jackson's Farm as shown on plan 259101-101) ; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 86. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of Biodiversity Gain Plans before development is begun.

Phased development

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

The development cannot begin before an Overall Biodiversity Gain Plan and Phase Biodiversity Gain Plan have been submitted to and approved by the planning authority. Before every phase of development is begun a Phase Biodiversity Gain Plan must have been submitted to and approved by the planning authority.

For guidance on the contents of the Biodiversity Gain Plans that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant

Ancient Woodland

For plant stock used in proximity to Ancient Woodland, please ensure only locally sourced planting stock is used from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information must be made available upon request.

Chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on AW and the protection of its ecological features.

Note to Applicant

Works within the Highway - Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The

Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Note to Applicant

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Note to Applicant

Landscaping Details

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- o Details of all existing trees and planting to be retained and removed.
- o Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names. A range of tree sizes proposed, including 20-25cm girth trees at key strategic locations.
- o Coordination of planting plans with ecological enhancement measures set out in the Ecological Impact Assessment by CSA Environmental, dated 30/07/2025 and the Habitat Management and Monitoring Plan by CSA Environmental, dated 17/04/2025.
- o Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- o Supplier information for plant stock - only locally-sourced planting stock should be used in proximity to Ancient Woodland and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock
- o Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- o Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- o Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- o Details of minor artefacts and structures - such as bin stores and cycle stores - including location, size, colour and specification
- o Details of existing and proposed levels for all external earthworks associated with the landscape proposals - such as SuDS, retaining walls, banking etc - including cross sections where necessary

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.