



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 7th July 2026

DEVELOPMENT:

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 and to permit B2 use within the smaller AD plant building].

SITE: Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex, RH13 6NZ

WARD: Nuthurst and Lower Beeding

APPLICATION: DC/25/0403

APPLICANT: **Name:** Lake Investments Limited **Address:** C/O ECE Planning, 64-68 Brighton Road, Worthing, BN11 2EN

REASON FOR INCLUSION ON THE AGENDA: The application has returned to Committee to consider the list of conditions following the resolution to grant planning permission at the 6th January 2026 planning committee meeting.

RECOMMENDATION: To approve planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the additional information submitted by the applicant which has been provided in support of extended hours of use and the introduction of use class B2 within Lot 8. Also to consider conditions in light of this additional information following the resolution to grant planning permission made at the 6th January 2026 planning committee meeting.

Background:

- 1.2 Horsham District Council's Planning Committee's first heard this application at the 6th January 2026 Planning Committee meeting. The application had been recommended for refusal by Officers, however the committee resolved to grant planning permission subject to the agreement of conditions with the Local Member, Chair and Vice-Chair and the completion of a s106 legal agreement.
- 1.3 Since this time Officers and the Applicant have been progressing toward an agreed list of planning conditions and the section 106 agreement to enable the formal grant of planning permission. However, whilst the majority of the conditions have been agreed between the parties, it has not been possible to agree the final list as there is disagreement over the below condition drafted by Officers to secure operating hours within Lot 8:

Regulatory Condition: *With the exception of administrative tasks (Falling within Use Class E (g) (i)), 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, and to visiting members of the public) except between the hours of 07:00 to 19:00 Mondays to Sundays.*

Administrative tasks (Falling within Use Class E (g) (i)) shall further not take place outside of the hours of 07:00 to 22:00 Mondays to Sundays.

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

- 1.4 This condition reflects the 7am to 7pm hours of operation set out in the Planning Statement and in the Noise Assessment, whilst allowing for some internal administrative functions outside of these hours to provide flexibility. This condition is to be read alongside Conditions 14 (biodiversity lighting scheme), 20 (acoustic assessment of external plant and machinery) and 22 (post-installation noise assessment), 29 (no outside working using power tools and internal noisy works to be with doors shut), and 30 (use restrictions).
- 1.5 Following review of the conditions, the applicant has advised that their intended site operator requires greater flexibility during the night-time when some deliveries may need to take place. In line with the Applicant's requested need for greater flexibility, the Applicant has requested the following condition be applied instead:

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 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 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.*

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)

- 1.6 This condition permits full operation of the Lot 8 site between 07:00 to 19:00 Mondays to Sundays, with a reduced level of operation outside of these hours (19:00 to 07:00) permitting up to 5 employees on site, up to 8 deliveries (including HGVs) each night and provision also given for employees to commute into the site.

Requirement for Committee re-consideration

- 1.7 Officers are of the view that the Applicant's proposed hours of operation did not align with the hours previously requested, consulted on, assessed and considered by Officers and Members of the Planning Committee during the application process. In addition, Officers did not consider that the evidence base submitted was sufficient to properly assess the potential impacts of a 24 hour use of Lot 8.
- 1.8 It is noted that the application form set out that hours of operation would be relevant to the proposed development on all three Lots, but provided no further detail on the hours requested, with the hours referred to on the form as being 'unknown'.
- 1.9 The applicant's Planning Statement dated March 2025 states at paragraph 7.3.7 that:
'...further details, such as hours of operation, can be secured through an appropriately worded condition attached to the application, providing assurance that any potential impacts on the amenity of nearby occupiers will be controlled. In our opinion a sensible period would be between the hours of 7:00 and 19:00 (Monday – Saturday excluding Bank Holidays) in accordance with the surrounding commercial uses.'
- 1.10 The applicant's Planning Statement goes on to state at paragraph 8.3.7 that:
'Operationally we seek consent to operate principally between the hours of 7:00 and 19:00 (Monday– Saturday excluding Bank Holidays), however require flexibility to allow staff on-site outside of these hours. We therefore request an allowance for no more than five staff members outside of these hours, at any given time.'
- 1.11 The application was also accompanied by a Noise Assessment dated 26 February 2025. This Noise Assessment was produced to assess the noise environment at Lot 8. The Assessment stated at paragraph 3.5 that *'The buildings are proposed to be used from 07:00-19:00 hours'*, and in chapter 9 'Discussion and Context' that *'The proposed opening hours are based on daytime uses only, i.e. 07:00-19:00 hours'*.
- 1.12 The Council's Environmental Health department reviewed these submissions and in their comments dated 15 April 2025 recommended *'that working hours at the existing digester site be limited to 07:00am – 19:00pm Monday to Sunday.'*

- 1.13 The Committee Report (**see Appendix A**) dated 12th December 2025 noted at paragraph 6.52 that, in considering the impact of vehicle movements in the countryside, the '*proposed commercial use seeks to operate between 07:00-19:00 hours; these hours could be secured via a suitable worded planning condition*'. This restriction was then referred to again at paragraph 6.55 when considering noise impacts a Lot 8, and then at paragraph 6.58 when considering lighting impacts.
- 1.14 Given the above, in order to avoid prejudicing interested parties, Officers identified that it would be procedurally improper to accept the Applicants newly proposed hours without further noise assessment, public re-consultation, and further consideration by the Planning Committee.
- 1.15 The core purpose of this report is, therefore, for the planning committee to consider the acceptability of the proposed hours of operation and to agree a final list of conditions. This requires consideration of the acceptability the site's operation on a 24 hours basis with due regard to the policy context for development in rural areas including the impact on neighbouring amenity and the countryside setting. Regard must also be had to the five tests of a planning condition as set out at Paragraph 57 of the NPPF, in particular whether the Applicant's condition is enforceable.

DESCRIPTION OF THE SITE

- 1.16 The application site comprises of three distinct red line boundaries within the Stonehouse Farm / Jacksons Farm agricultural holding known as Lot 2 (Stonehouse Business Park), Lot 8 (Anaerobic Digester (AD) and Plant and Livestock Building) and Lot 9 (Jacksons Farm). This report seeks to provide further consideration to Lot 8 which currently comprises a substantial livestock barn (2,500 sqm) and anaerobic digester barn (790 sqm) (**Figure 1**). For a detailed site description please see **Appendix A**.

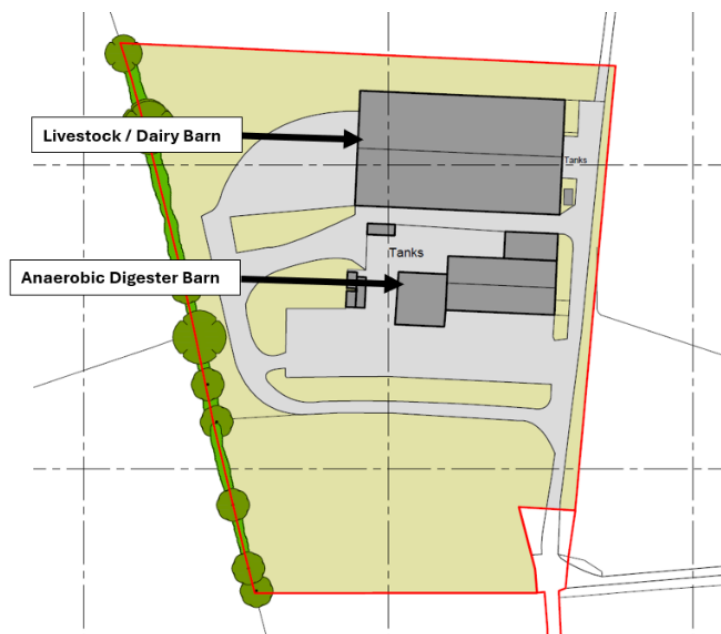


Figure 1. Lot 8 site plan as existing.

PROPOSED DEVELOPMENT AND AMENDMENTS

- 1.17 The proposal seeks to decommission the existing AD Plant on Lot 8 and to re-use two existing barns for storage, distribution and office space (Class E (g) and B8) with the AD building further permitted for uses within B2. The site is proposed to be occupied by an aerospace parts / distribution business who currently operate near Steyning. For a detailed description of the proposal within Lot 8 please see **Appendix A**.

- 1.18 Following the Committee's previous considerations the proposed amendments are as follows:

Hours of Operation

- 1.19 The core amendment relates to the requested hours of operation, as explained above.

Introduction of Use Class B2

- 1.20 The application additionally seeks to introduce use class B2 (General Industrial) to Lot 8 so as to permit Class E(g) and B8 within the main livestock building and Class E(g), B8 and B2 within the smaller AD plant building. A plan has been provided to indicate the proposed use class for each building within Lot 8.

Land Contamination

- 1.21 The applicant has provided additional Land Contamination Survey work so as to address some requirements previously sought to be secured via condition.

Other Matters

- 1.22 All other aspects of the proposed development remain consistent with the Committee's previous consideration and a full assessment of these can be found within **Appendix A**.

2 INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 20 - Rural Workers Accommodation
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Lower Beeding Neighbourhood Plan (LBNP, 2025):

Policy 1: Biodiversity
Policy 2: Landscape Character
Policy 3: Green Infrastructure
Policy 4: Sustainability
Policy 5: Energy Efficiency
Policy 10: Windfall Development
Policy 11: Housing Mix
Policy 12: Design
Policy 13: Density
Policy 14: Recreation Areas
Policy 16: Broadband and Telecommunications
Policy 17: Existing Employment Sites
Policy 18: Economic Growth

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 44: Rural Workers Accommodation

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Other Relevant Guidance and Policies:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)

HDC Planning Advice Note: Shaping Development in Horsham District (2025)

Air Quality and Emissions Mitigation Guidance for Sussex (2020)

WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

PLANNING HISTORY AND RELEVANT APPLICATIONS**2.3 Lot 8 - Anaerobic Digester (AD) and Livestock Building**

AP/22/0003 / Appeal against enforcement notice EN/21/0534	Enforcement	Notice
APP/Z3825/C/2	Quashed	
2/3290669 &		
3290670		

EN/21/0534	Enforcement Notice - Without planning permission, the material change of use of the land from agriculture to the stationing of a caravan for residential occupation the approximate location of which is shown edged blue on the attached plan.
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DC/19/1122	Amendments to dairy livestock building approval of full application DC/15/1831 to include an additional 384 sq. m of gross floor area and additional concrete yard area, creation of tracks as well as increasing the height of the building.	Approved 30.03.2020
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DC/15/1831	Construction of dairy parlour to be served by farm track (to include resurfacing and widening) to be accessed from Hands Cross Road.	Approved 02.06.2017
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DC/14/2286	Portal frame Livestock Building	Approved 19.03.2015
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DC/14/0729	Creation of agricultural building for Anaerobic Digestion (re-siting of building permitted under DC/13/0259).	Approved 10.07.2014
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DC/13/0259	Prior notification for new agricultural building.	Prior Approval Not Required 05.12.2013
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DC/12/2086	Prior notification for new agricultural building.	Prior Approval Required 03.12.2012
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Lot 2 - Stonehouse Business Park**2.4 For a planning history of Lot 2 please refer to committee report DC/25/0403 dated 6th January 2026 (Appendix A).**

Lot 9 – Jacksons Farm

- 2.5 For a planning history of Lot 9 please refer to committee report DC/25/0403 dated 6th January 2026 (Appendix A).

3 OUTCOME OF CONSULTATIONS

- 3.1 The below summarises consultee comments received during re-consultation of this application. For a full summary of all responses please refer to committee report DC/25/0403 dated 6th January 2026 (Appendix A). Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 **HDC Environmental Health: Objection**

Noise

Environmental Health have reviewed the Acoustic South East report titled Noise Impact Assessment – Variation of Planning Condition, dated 30.04.26, and we have the following comments to make:

- From reviewing section 3.2 of the above report we note that the measured evening period (19:00-23:00) is 39dB LA90 with the measured overnight period (23:00-07:00) is 29dB LA90. Subjectively this is a very low background noise level.
- In our view the most likely cause of complaints are night time L_{Amax} noise events associated with HGV movements as they turn into and turn out of the access track to Stonehouse Farm onto the B2110, in particular during the warmer months of the year when windows will be open.
- Given the above we therefore consider that Figure 7 'Consideration of L_{Amax} Events inside a Bedroom' is the most appropriate figure to consider. From reviewing this figure we note however that two properties are detailed as receptors – Hillcrest and Hill House. From reviewing our mapping system the property located at the junction of the access track and the B2110 is Hillcrest, we have not however been able to confirm the location of Hill House on our mapping system.
- Although, as detailed above, it is not clear where the nearest noise sensitive premises subject to the modelling is located, from reviewing the Figure 7 we note that the L_{Amax} levels associated with HGV Arrival/Departure range between 55 to 60dB which, given the low background levels as detailed above, is not insignificant.
- From reviewing Figure 7 we also note that internal noise levels associated with HGV movements are predicted to be marginally above or below the 45dB criteria detailed in Pro PG2017. It is however important to consider this in context in that internal background noise levels are, with a window open, likely to be in the region of 20dB. A predicted internal L_{Amax} level of 42dB is therefore not insignificant.
- In our professional opinion, noise associated with HGV movements to Lot 8 late at night and during the early hours of the morning is likely to result in significant adverse impact on residential amenity and any proposal or proposed amendment to the condition should be refused.
- The restriction on hours of operation for deliveries and servicing as currently proposed should therefore be maintained.

Land Contamination

Lot 9

We have finished review of the site investigation proposals and are broadly satisfied with what is being proposed, we do however have the following comments:

- Some of the proposed locations are located in close proximity to historic locations, for example WS12 and WS104 are located in close proximity. Location WS104 may therefore need to be moved to the south east.
- We note that samples will be tested for heavy metals, PAH compounds, petroleum hydrocarbons and BTEX compounds which is welcomed. Given the presence of agricultural buildings on the site which are likely to contain asbestos containing materials further investigation will also need to include testing for asbestos fibres.
- The proposals for the additional investigation in the vicinity of the former slurry pit are welcomed, we are however still not entirely convinced that the material around the slurry pit has been adequately assessed in terms of a ground gas risk.
- Following demolition of buildings and removal of concrete hardstanding areas may be exposed that require investigation.
- Given the above points, in particular points 3 and 4, we would welcome dialogue with the applicants environmental consultant before the commencement of the post demolition site works so the exact scope of the works can be formally agreed.
- The condition previously recommended has been provided again.

Lot 2

As detailed in previous comments we are satisfied with the revised preliminary contamination risk assessment, a discovery strategy condition is therefore recommended.

Lot 8

We have reviewed the Ashdown Quantitative Ground Contamination Risk Assessment Report, dated 05.06.26, and revisited the Southern Testing reports for this part of the site, and given the proposed use of Lot 8 we are satisfied that the risks from contamination have now been adequately assessed. A discovery strategy condition is therefore recommended below. Future purchasers should be aware however that significant and unproven depths of made ground are present on land to the immediate north of the application site.

PUBLIC CONSULTATIONS

3.19 Representations

The proposed use of Lot 8 on a limited 24hr basis has been subject to public consultation with all residents who were consulted on the application originally along with Lower Beeding Parish Council. A further 10 comments have been received in support of the application, of which 8 are from neighbouring addresses. Comments can be summarised as follows

- “I have been fully consulted and agree with the consultation.”
- “We are a local resident and would support this application.”
- “Support the application in full including the proposed Artemis Aerospace out of hours use with controls & restrictions detailed for Lot 8.”
- “We live in direct line of sight of Lot 8 and we support the proposals for out of hours use and the controls and restrictions for Lot 8.”
- “I fully support the proposals for out of hours use and the controls and restrictions for Lot 8.”

- The application is making a very significant investments in the area.
- Comments noted the previous owners operation of the site , and highlighted that there is strong local opposition to the recommissioning of the AD plant.
- The controls proposed by the applicant during out of hours operations are welcomed.
- The proposed hours would be an improvement on the current unrestricted hours.
- Representations queried the need for reconciliation
- A representation additionally noted that their previous concerns regarding opening hours did not relate to Lot 8.

No comments objecting to the proposed hours of use have been received.

3.21 Parish Comments:

The Lower Beeding Parish Council: Support

'I am responding on behalf of the Lower Beeding Parish Council while the parish clerk is on vacation.

Lower Beeding Parish Council considered this application on 26 May 2026 on the understanding that the key point being reconsulted on was out-of-hours access to lot 8.

The parish council voted to support the out-of-hours access proposals on the basis that the conditions being proposed to control this access provide more protection to neighbours and local residents than the current (unrestricted) consent for lot 8.

In addition, local residents including those closest to Lot 8 support the application, and there have been no local objections brought to the parish council.'

3.22 Member Comments:

Cllr Dennis Livingstone: Support

Cllr Livingstone has made comments during the initial application process in support of the application. During consultation on the draft planning conditions between Officers, the Local Member, and the Chair and Vice Chair, Cllr Livingstone did not agree with Officers' recommended Condition 29. This condition sought to restrict operations within Lot 8 to 07:00–19:00 Monday to Sunday, with administrative activities permitted until 22:00. Instead, Cllr Livingstone requested that Officers support the operating hours proposed by the applicant.

The Local Member is keen to support the proposals for Lot 8. Having regard to historic breaches of planning control at the wider Stonehouse Farm site by the previous site owners, and having regard to the views of the local community on this manner, the Local Member considers the Applicant's proposed condition to be acceptable. Cllr Livingstone has noted:

"Particularly as the only dwelling that could be impacted is adjacent to a main road which is a feeder road to the A23/M23 and any increase in noise due to Lot 8 access would probably not be noticeable. The resident fully supports the application."

Following discussion between the Local Member, the Chair and Vice Chair, the Head of Development and Building Control has requested the consideration of this matter be referred to Planning Committee.

4 **HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

- 4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and

family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

- 4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5 HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6 PLANNING ASSESSMENTS

Policy context:

- 6.1 The NPPF, HDLP and LBNP support sustainable rural economic growth while requiring development to be appropriately located and of high-quality, locally distinctive design. Proposals should respect countryside character and protect and enhance landscape character, the natural environment, and the setting of the High Weald National Landscape.
- 6.2 Development must also avoid unacceptable impacts on residential amenity, highways, and environmental quality, including noise and light pollution, and should not result in a significant increase in overall activity within the countryside. Full details of the relevant policy framework are set out in **Appendix A**.

Principle of Development:

- 6.3 The principle of the development proposed on all three 'Lots' has been established by the resolution to grant planning permission at the 6th January 2026 planning committee meeting.
- 6.4 To recap, Lot 8 comprises two large agricultural barns and a surrounding yard / compound. The barns were initially consented as a large dairy / milking barn, and adjoining Anaerobic Digester, and both were associated with the wider Stonehouse Farm agricultural holding. Neither the barn nor Anaerobic Digester are currently in use / operational, however, the applicant has outlined that the Anaerobic Digester is maintained and could reasonably be brought back into use independently of the agricultural holding.
- 6.5 The January 2026 committee resolution approved the conversion of Lot 8 into a commercial development comprising of approximately 2,900 sqm of storage and distribution space, and 2,050 sqm of office space, all contained within the existing buildings. The principle of development for the site's commercial use is therefore considered to be established on the basis of the site operations / hours of operation previously considered by the Committee.
- 6.6 As noted within the previous committee report, the proposal would result in a significant degree of commercial floorspace in an isolated and prominent location within the open countryside. Local and National Planning Policy therefore requires it to be demonstrated that the proposal would be 'suitably located', would be sustainable, and be sensitive to its surroundings with an acceptable impact on the countryside setting.
- 6.7 Whilst the Planning Committee previously considered the principle of development to be acceptable, the proposed extended operating hours have the potential to further increase the intensity of use of the site and, consequently, its impact on the character of the countryside and the amenity of nearby residents. The acceptability of extended operating hours, including benefits and harms, should therefore be considered within the planning balance for the proposal as a whole.

- 6.8 Officers advise that there have been no changes to local or national policy, or to any other material planning considerations, that would warrant a reconsideration of the merits of the application proposals. Officers therefore advise that the central issues for further consideration relates to the proposed hours of operation, the introduction of a B2 use to part of the AB building within Lot 8, and the manner in which operations at Lot 8 are to be controlled in the interests of the amenity of residents and the countryside.

Site layout and Design

- 6.9 The proposed condition amendment would not impact the design and or appearance of the development, previous consideration on this matter therefore remains accurate and should be referred to within **Appendix A**.

Local Character

- 6.10 Previous consideration of this application outlined the site's rural character within an open countryside location. The application submission noted several commercial / light industrial uses with a broadly comparable site within the local area. Whilst officers' previous comments on this matter remain of relevance, in so far as each application should be considered on its own merits, Officers have further reviewed the operational hours of these businesses.

- The 'Howards Nursery' development to the south west contains several businesses including Gatley's Country Store. Whilst the trading / delivery varies slightly between business, a review of planning permissions indicates operating hours up to a maximum of 7:30 to 18:00.
- The light industrial area to the north west also contains several businesses including the Kissingate Brewery. These are similarly restricted to operation and Deliveries between up to 7:00 and 18:00 Monday to Friday with reduced hours at weekends.
- The car garage to the south east, whilst a historic consent, has posted opening hours between 8:30 and 18:00.
- 'Stonehouse Business Park' to the south east (also subject to this application), it is noted that whilst much of the site is operating without planning permission, previous consents restrict hours to 07:00 - 19:00 and 0800 - 1800 Monday to Friday with reduced hours on weekends.

- 6.11 Officers are not aware of any further commercial development within the immediate vicinity with a consented 24-hour operation.

Intensification of Activity and Impact on Residential Amenity

- 6.12 As previously outlined, the proposal has the potential to introduce a significant degree of commercial activity to the site through increased activity, light pollution, noise pollution and traffic movements. The proposed site operation on a 24hr basis would have the potential in increase these impacts.

Vehicle movements

- 6.13 The previous committee report noted that the proposal would result in a net increase of 140 vehicle movements per day, compared to the baseline agricultural use. Peak vehicle movements were indicted to be between 18-22 movements per hour in the morning, mid-day and evening peaks. This was considered to constitute a significant increase above the baseline agricultural use. The previous consideration also noted the vehicle movements would be contained to between 07:00-19:00 hours, which was considered in contrast the agricultural use which could potentially operate on a 24-hour basis.
- 6.14 The Applicant's proposed hours of operation condition would permit up to 26 vehicle movements including HGVs between the hours of 19:00hrs and 07:00hrs, including 16 vehicles for collections and/or deliveries (8 two-way trips), and 10 vehicle movements for

commuting staff (5 two-way trips). This would effectively permit vehicle movements at any point throughout the night including HGVs on a daily basis.

- 6.15 Further to concerns previously raised by officers that the proposal would result in a substantial rise in traffic volume, including changes in traffic character, it is considered that permitting vehicle movements throughout the night would be at odds with, and harmful too, the rural and tranquil character / setting of the site. The proposed vehicle movements would in the view of Officers therefore remain contrary to HDPF Policies 10, 25, 26, 30 and LBNP Policy 18.

Noise

- 6.16 In support of the proposed operating hours the applicant has provided an updated Noise Assessment dated 30th April 2026. The updated Assessment refers to both the Officer condition and the Applicant's requested condition and has been subject to review by the Council's Environmental Health Officers who, as detailed above, have raised an objection.
- 6.17 The Assessment primarily focuses on the potential amenity impact to residents of Hill Crest Farm, which is located adjacent to the site access onto Handcross Road (B2110) and is the closest residential receptor. Sound monitoring was set up on the access track 33m north of Handcross Road and registered the following background noise levels:

The measured daytime period (07:00-19:00) is 46dB LA90,15minutes.

The measured evening period (19:00-23:00) is 39dB LA90,15minutes.

The measured overnight period (23:00-07:00) is 29dB LA90,15minutes.

- 6.18 The Environmental Health Officer has noted that this is a very low background noise level and is likely to result internal noise level in the region of 20dB inside Hillcrest Farm with the window open.
- 6.19 The report has modelled the impact of traffic passing along the site access in relation to Hillcrest Farm with impacts modelled externally and at 4 locations within the residential building. It is indicated that peak / break out noise from a HGV passing would be experienced at 55.2 - 60.2dB externally, and 42.2 - 47.2dB in bedrooms with the window open. This level of noise is inductively comparable to soft conversation, however, given the low baseline soundscape this is not considered to be insignificant.
- 6.20 British Standard Guidance on Sound Insulation and Noise Reduction for Buildings outlines that noise within a bedroom should not exceed an average of 30dB. Specifically, for restful sleep there must be no more than 10 events which exceed a peak of 45dB inside bedrooms. ProPG Planning and Noise Guidance sets out that these internal noise level should be achieved with windows open in the first instance.
- 6.21 The proposed operating hours / condition wording would allow up to 16 HGV movements per night, each resulting in modelled peak of 42.2 - 47.2dB in bedrooms with the window open. The proposal would therefore have the potential to exceed 10 events in excess of 45dB, albeit marginally. It is noted by the Environmental Health Officer that these events would be experienced in the context of a quiet background soundscape and would likely result in significant adverse impact on residential amenity.
- 6.22 It is noted that the peak breakout noises between 33.2 - 38.2dB could be achieved with windows closed. This would, however, require residents to keep windows closed throughout the night, including during summer months. ProPG guidance outlines that where acceptable noise levels are only achievable with windows closed then dwellings should be designed to ensure ventilation and thermal comfort is maintained e.g. through mechanical ventilation. Given the proposal would impact an existing dwelling which is owned and occupied by a third party, this is not possible in this instance.

- 6.23 Given this, peak noise events would exceed the recommended maximum, and could take place at multiple and inconsistent times throughout the night (appreciating this could potentially be not at all on some nights). These impacts would be most prominent in the summer months where residents would be expected to have windows open for ventilation/cooling. Officers therefore advise that the impact on neighbouring amenity would be harmful and contrary to HDPF Policies 10, 26, 33 and LBNP Policy 18.
- 6.24 It is noted that the above modelling is based on vehicle movements over a tarmacked surface, without which noise levels would be expected to be greater. As such, in the event the application is approved the re-surfacing of the access track with hard tarmac should be secured via planning condition (Condition 24). The Noise Assessment provides also recommends white noise reversing alarms and mandating a 'call ahead system' for arriving vehicles. These measures can also be secured via planning condition.

Light

- 6.25 The previous committee report (Appendix A) it is noted that the proposal would increase the potential for external light pollution with the introduction of a significant degree of glazing, an external yard, loading area and parking which would require external lighting, and increased vehicle movements. It was, however, noted that external light would be limited to operating hours 'exclusively between 07:00-19:00 hours, which was considered to assist in mitigating the potential for harmful light pollution.
- 6.26 The revised hours of operation would permit the movement of vehicles during night time hours. Final details of external lighting are required under condition 14 and have therefore not been provided at this stage. Nonetheless, external lighting would reasonably be required to support a 24hr presence on site, including surrounding the two main buildings, within the yard, and parking areas.
- 6.27 It is noted that internal light spill may be reduced during nighttime hours when a limited number of staff are present on site. In addition, the applicants requested operational hours condition seeks to ensure all loading/unloading of vehicles takes place inside a building between the hours of 19:00hrs and 07:00hrs. This would go some way to mitigating light pollution for headlights during loading, however, external lighting across the site and the movement of vehicles within the site would presumably still be required.
- 6.28 The proposed 24hr use of the site would, therefore, result in increased light pollution year-round which would result in a degree of landscape harm during nighttime hours. Where increased light pollution was previously considered to impact only limited nighttime hours at certain times of the year, this would no longer be the case. Whilst these impacts could be mitigated to an extent via planning conditions, the proposal would still result in a degree of landscape harm. It is further noted that vehicles turning into the site access would result in headlight spill with the potential to impact on the amenity of resident of Hill Crest Farm.
- 6.29 Officers remain of the view that the proposed light spill would therefore remain contrary to HDPF Policy 10, 24, 25, 26, 30, 33 and LBNP Policy 18.

Summary

- 6.30 In summary, Officers note the Committee's previous consideration of the impact to the rural setting, however, note that the operation of the site on a 24 hour basis would result in an increased cumulative landscape harm through the increase in light spill and introduction of nighttime vehicle movements in a countryside location. In addition, peak breakout noise from HGV movements has the potential to exceed 10 events above 45dB per night, contrary to internal noise guidance. This has resulted in an objection from Environmental Health due to amenity concerns on the residents of Hill Crest Farm.
- 6.31 Permitting a limited 24 hour operation would therefore result in an increased level of activity above that already considered by members, and would have the potential to result in adverse

impact on the amenity of neighbouring residents. Officers remain of the view that the development within Lot 8 would remain contrary to HDPF Policies 10, 24, 25, 26, 30, 33 and LBNP Policy 18.

Whether the applicant's condition meets the Condition tests [and enforceability]

- 6.32 Paragraph 57 of the NPPF requires that conditions be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 6.33 Parts a) to c) of the applicant's condition limit the number of staff on site from 7pm to 7am to no more than five, limit the number of staff vehicle movements between these hours to no more than 10, and restrict the number of collection and delivery vehicle movements between these hours to no more than 16. Following a review of this condition by the Planning Compliance Team minor amendments have been made to wording of this condition to clarify that vehicle movements *shall not exceed a total of 10 (ten)*. Officers consider these requirements to be necessary to limit amenity impacts, relevant, precise and reasonable in all other respects. I
- 6.34 As an additional measure, the applicants have offered to install CCTV to assist in ensuring the condition is complied with. Officers generally do not support the use of CCTV as a means of justifying conditions that would otherwise be considered difficult to enforce, as separate monitoring and enforcing that the CCTV is maintained and always in operation is required. In this case, the applicant's have offered to install CCTV to assist in any monitoring, which Officers consider reasonable in this instance given the limited number of movements proposed and the scale and nature of the amenity impacts identified. Final details of vehicle monitoring including details of the CCTV siting and the retention periods for CCTV footage would be secured prior to first use as per condition 28.
- 6.35 Parts d) and e) require that all loading/unloading between 7pm and 7am be carried out inside the building only and with the building's doors closed, with details of the doors to be agreed by the Council first, and for all vehicles within those hours to be fitted with white noise/broadband reversing horns and not tonal beepers. Officers have added a further clause to this condition (f) to this condition requiring a call ahead system in line with the recommendations of the submitted Noise Assessment.
- 6.36 In the event members are minded to permit 24 hour operations within the site, Officers consider these requirements to be necessary to limit amenity impacts, and are satisfied that the condition wording would be relevant, precise and reasonable in all other respects. Nonetheless, in terms of enforceability the Council's compliance officer has noted that these aspects of the condition may prove difficult to monitor and enforce especially where third-party hauliers are visiting the site irregularly.
- 6.37 When considered on balance, Officers consider the condition as set out below, would meet the requirements to be necessary to limit amenity impacts, relevant, precise, reasonable and enforceable.

Other Matters:

Contaminated Land:

- 6.38 It is noted that since the committee's previous consideration of this application has provided a Quantitative Ground Contamination Risk Assessment (Lot 8), Preliminary Ground Contamination Risk Assessment Report (Lot 2) and Site Investigation Proposal (Lot 9). These documents have been provided to reduce the need for pre-commencement land contamination condition. These documents have been reviewed by the Council's Environmental Health team who has requested conditions as follows:

Lot 8 – Regulatory condition requiring a remediation strategy should contamination not previously identified be present.

Lot 2 – Regulatory condition requiring a remediation strategy should contamination not previously identified be present.

Lot 9 – Pre-commencement condition to secure scheme to deal with the risks associated with contamination.

- 6.39 Land contamination conditions as per the Environmental Health Officers recommendations have now been agreed with the Applicant and are included in the list of conditions below.

Conservation Covenant:

- 6.40 The applicant has provided details of a conservation covenant which would cover much of the remainder of the agricultural holding (52 acres) which falls outside of the red line boundaries of the application sites. It was previously noted that this covenant would secure the land as a registered Habitat Bank for the sale of biodiversity credits for developers who wish to secure off site biodiversity net gain.

- 6.41 It is noted that following the receipt of legal advice the enactment of this covenant cannot be secured as a planning obligation alongside this application. Therefore, whilst it is understood that it remains the applicant's intention to utilise the land as a biodiversity gain site, the land cannot be tied to this purpose by way of a planning obligation.

Surface Water Drainage

- 6.42 Since the Committee's previous consideration of this application the Environment Agency have published updated flood risk modelling / maps to update flood zones 2 and 3 and to include surface water flood risk extents with climate change, modelled against the upper-end (95th percentile) climate change allowance for the 2070s epoch (2061–2125). These changes have not materially altered the pluvial and fluvial flood risk across the three application sites. As such, the previous assessment on these matters within Appendix A remain accurate.

Conclusions and Final Planning Balance:

- 6.43 In this instance, the principal acceptability of the proposal has been established via the Planning Committee's consideration and recommendation on January 6th 2026. The purpose of this report is therefore for the planning committee to consider the acceptability of the revised operational hours and agree a final list of conditions set out below.
- 6.44 Given the above considerations, Officers are of the view that the Applicant's proposed operating hours would contribute to increased light pollution and activity in the countryside resulting in an increased degree of landscape harm over and above that already considered. The proposal would also result in peak noise events over and above internal noise guidance at the closest residential receptor (Hillcrest Farm). Environmental Health Officers consider this is likely to result in significant adverse impacts on residential amenity to occupants of this dwelling. Officers therefore remain of the view that this aspect of the proposal would be contrary to HDPF Policies 10, 24, 25, 26, 30, 33 and LBNP Policy 18.
- 6.45 All other material considerations are considered to remain unchanged and as set out within the previous committee report. The proposal would result in significant economic and employment benefits which should be given significant weight in the planning balance in line with HDPF Policy 7 and 10, LBNP Policy 18 and NPPF Paragraph 85. These benefits should be weight against the harms.
- 6.46 In weighing up the acceptability of the Applicant's condition, Officers are mindful that Members of the Planning Committee have previously expressed the view that the scheme would be acceptable in its setting and would not result in unacceptable level of harm to the

rural setting. It is additionally noted that the occupants of Hillcrest Farm, having been consulted on the proposed operating hours, have submitted two comments in Support. Further, no objections from any other resident have been forthcoming, with 8 further letters of support having been submitted instead.

- 6.47 Given the above, whilst Officers maintain that harm would occur in this instance, when considered cumulatively these harms are not considered to extend significantly beyond those already considered by Members of the Planning Committee. The harms should also be balanced against the significant economic and employment benefits which would be delivered in this instance. It is therefore considered that the extended operating hours are capable of being considered acceptable in this particular instance and that the proposal could be granted subject to condition 28 as follows:

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) staff 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.

- 6.48 In the event Members disagree with the Officer's recommendation on this matter, it is advised that the proposal could either be approved with alternative restrictions, or as per the committee's previous consideration subject to the below condition, as initially drafted by Officers:

Regulatory Condition: *With the exception of administrative tasks (Falling within Use Class E (g) (i)), 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, and to visiting members of the public) except between the hours of 07:00 to 19:00 Mondays to Sundays.*

Administrative tasks (Falling within Use Class E (g) (i)) shall further not take place outside of the hours of 07:00 to 22:00 Mondays to Sundays.

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

7 RECOMMENDATIONS

- 7.1 To approve outline planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

Conditions Note

- 7.2 It is noted that the proposed development comprises of three aspects, each located within a separate red line boundary. In this instance the applicant has expressed the need to progress each aspect of the development independently. As such, conditions are recommended under the below grouping / subheadings. Whilst it is acknowledged this results in a degree of repetition, this approach has been agreed to provide flexibility.

- Conditions 1 – 3 relate to the entire development (Lot 8, Lot 2 and Lot 9)
- Conditions 4 – 34 relate to Lot 8 only,
- Conditions 35 – 64 relate to Lot 2 only
- Conditions 65- 89 relate to Lot 9 only.

Conditions

General / all development conditions

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

Plans list for: DC/25/0403

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)
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

Plan Type	Description	Drawing Number	Received Date
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

Plan Type	Description	Drawing Number	Received Date
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 Plot A - Jacksons Farm	259101-111 REV A	17.03.2025
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

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Site Investigation Proposal: Jacksons Farm (Lot 9)	Ref: C17195/Lot9-SIProp	24/04/2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Site-wide Masterplan	CSA/6746/111 REV 1	17.03.2025
Photos	3D images	NONE REV B	17.03.2025
Photos	3D images	NONE REV B	17.03.2025
Design & Access Statement		002025/DO01	17.03.2025
Supporting Statement	Energy and Sustainability	NONE REV 1	17.03.2025

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. **Pre-Commencement 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.

Lot 8 - Anaerobic Digester (AD) and Plant and Livestock Building as show on drawing: 2024/PL8 Rev C

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).
- 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:
- Long term design objectives
 - Management responsibilities
 - A description of landscape components
 - Management prescriptions
 - Maintenance schedules
 - 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:
- Details of all existing trees and planting to be removed and retained
 - 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.
 - Details of all hard surfacing materials and finishes
 - 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 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; 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 1. 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.

Lot 2 - Stonehouse Business Park

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:

- Details of all existing trees and planting to be removed and retained
- 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.
- Details of all hard surfacing materials and finishes
- 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:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- 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 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; 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 1. 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 \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

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.

Lot 9 – Jacksons Farm

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)

69. 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)

70. 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:

- Details of all existing trees and planting to be removed and retained
- 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.
- Details of proposed planting along the southern boundary of Lot 9 (Jackson's Ridge)]
- Details of all hard surfacing materials and finishes
- 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 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; 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 1. 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 \(www.gov.uk\)](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

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.

NOTES 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.

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.

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.

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:

- Details of all existing trees and planting to be retained and removed.
- 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.
- 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.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment

- 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
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores and cycle stores – including location, size, colour and specification
- 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

The applicant is advised that this decision does not officially endorse the wider site masterplan document submitted with the application given the wider masterplan includes development that would be subject to separate planning consent. It has however been taken into consideration in the determination of this application insofar that the Council is satisfied that the proposed uses within the masterplan would likely not prejudice the operation of the current proposals, and vice versa.

8. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.