

7 May 2026

Horsham District Council
Albery House, Springfield Road,
Horsham,
West Sussex,
RH12 2GB

SL/Let/P2197

Dear Emma, Adrian, Sam

Hours of Operation at Lot 8 (AD Plant) Reference DC/25/0403 at Stonehouse Farm,
Handcross Road, Plummers Plain, West Sussex, RH13 6NZ.

We are writing to you in response to your email of 23 April 2026, following the officer/member meeting.

As set out in previous correspondence, we are content to proceed to Committee, with the discussion focused solely on the operational conditions relating to Lot 8 in isolation, noting that Members have already resolved to grant planning permission subject to agreement of those conditions and completion of a legal obligation.

For clarity, our understanding of the agreed process is as follows:

- A two-week consultation will be undertaken in respect of the proposed operational hours;
- This will be followed by a further opportunity for discussion between ourselves and officers to consider any feedback received and, where appropriate, refine the proposed condition wording;
- A report will then be prepared for Committee in June, with the focus on agreeing the final form of the operational hours condition for Lot 8 only.

We would be grateful if you could confirm that this understanding is correct.

We also note your intention to take the application to the earliest available Committee, currently anticipated to be in June, and we confirm our agreement to an appropriate extension of time to facilitate this.

Proposed Condition Wording

To support the consultation, we set out below the operational hours conditions we are seeking to agree:

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 or machinery) except between the hours of 07:00 and 19:00 Mondays to Sundays, other than in accordance with the following restrictions:

- a. The number of staff on site outside of these hours shall not exceed 5 (five) at any time.*
- b. Between the hours of 19:00 and 07:00, 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 19:00 and 07:00, the number of vehicle movements associated with staff arrivals and departures (not in connection with deliveries or collections) shall not exceed 10 (ten).*
- d. Between the hours of 19:00 and 07:00, all loading and unloading shall take place within a building with doors closed. Details of the type and specification of the doors shall be submitted to and approved in writing by the Local Planning Authority prior to first use.*
- e. Between the hours of 19:00 and 07:00, all vehicles arriving, departing or operating on the site shall be fitted with white-noise (broadband) reversing alarms rather than tonal beepers.*

Prior to the first use of the premises within Lot 8, details of a vehicle monitoring and site management system (including 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 first use 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 made available for inspection upon reasonable request.

As set out in previous correspondence also, these conditions have been reviewed by our Legal Advisors and meet all the relevant tests.

Rationale

As you are aware, Lot 8 has been designed to accommodate Artemis Aerospace, a local business, whose operational requirements, specifically “Aircraft on Ground” (AOG) scenarios necessitate occasional out-of-hours access.

The proposed condition does not seek unrestricted operations. Instead, it introduces a clearly defined and tightly controlled framework, including limits on staffing, vehicle movements and operational practices, ensuring that any out-of-hours (07:00 -19:00hrs) activity remains limited, managed and low impact.

Importantly, these controls are not novel. They are drawn from the approval of a comparable aviation-related operation at Sayers Common, Mid Sussex (ref. DM/16/4718), demonstrating that such an approach is both acceptable and enforceable in planning terms.

Stakeholder Engagement

The applicant, Lake Investments Ltd, has undertaken significant and constructive engagement with the local community throughout the course of the application. This has included direct liaison with adjoining and nearby neighbours, including Hillcrest Farm, the closest neighbouring residential property and nearest noise-sensitive receptor to Lot 8.

The occupiers of Hillcrest Farm have written in support of the application, confirming that Lake Investments Ltd has engaged directly with them and that the proposals are satisfactory to them. They consider the development would represent a significant improvement over the current use of the site, particularly through the removal of the AD plant, and recognise the potential benefits of increased local employment and an improved visual appearance across the wider site.

Lower Beeding Parish Council has also voted to support the application following engagement with the owner and adjacent neighbours, who were present at the Parish Council meeting.

The Parish Council noted that there were no objections from neighbours and that the proposals had their full support, with both the Parish Council and residents commending the current owner for his liaison with the local community, particularly given the history of poor and inaccurate applications by the previous owner.

The operational hours and controls set out above were fully understood by local stakeholders and the Parish Council prior to the consideration of the application at Committee in January, and that support has continued since the resolution to grant consent. In particular, the owner/occupier of Hillcrest Farm, being the closest residential receptor, has subsequently confirmed that she is happy with the proposed conditions relating to out-of-hours movements at the former AD plant.

The support expressed by local residents and the Parish Council provides further confidence that the proposed limited and managed out-of-hours activity can operate without harm to local amenity.

Acoustic Evidence and Existing Noise Context

In support of the proposed approach, further acoustic evidence (**Noise Impact Assessment – Variation of Planning Condition Acoustic South East**) has now been provided which specifically considers the potential effects of out-of-hours vehicle operations/ movements associated with Lot 8 in isolation.

The assessment identifies that Handcross Road, located to the south of Hill Crest Farm, is the dominant sound source affecting the nearest noise sensitive receptor during both the daytime and night-time periods. The measured existing sound environment is already characterised by relatively high LAeq levels and overnight LMax events.

The assessment also notes that, given the prevailing measured sound levels, it would not be expected that bedroom windows at Hill Crest Farm would typically be openable during the night-time period due to the existing environmental conditions.

Notwithstanding this, the assessment has undertaken a robust appraisal of predicted internal noise levels with both open and closed windows.

It is entirely relevant that the current lawful use of the application site as an anaerobic digestion facility and robotic milking dairy is not subject to any hours of use restriction. Those lawful uses are likely to have involved vehicles of different sizes and capacities using the access track to Handcross Road outside normal daytime hours.

As submitted as part of the original application, Savills Rural's research document indicates that up to 37 vehicles per day and up to 183 vehicles per week would likely use the track in association with those existing lawful uses.

Such movements have been endorsed by local residents as a legitimate fallback position against which to assess our proposals. Given the nature of those uses, such movements by tractors, trailers, milk tankers etc, could reasonably occur outside conventional daytime hours.

The acoustic evidence confirms that the application site is sufficiently distant from the nearest residential receptor and that, when modelled, the internal sound pressure levels from the proposed operations within the converted buildings remain below the measured background sound levels during both daytime and night-time periods. This conclusion is reached using worst-case sound pressure assumptions, including 65dB for office use and 85dB for B2 use.

The report further supports the applicant's position that the proposed modification to the operational condition, to allow limited vehicle movements along the access track outside normal hours, would not be likely to give rise to unacceptable noise impacts at Hill Crest Farm.

Indeed, when compared with the likely number and type of vehicles associated with the current lawful use of the site, the proposed controlled arrangement is likely to represent an improvement in environmental conditions.

The assessment has considered the measured background sound levels, predicted internal bedroom noise levels with open and closed windows, LAeq levels and LMax events. This provides a robust basis for assessing potential effects at Hill Crest Farm as the closest noise sensitive receptor.

The results demonstrate that predicted vehicle pass-by noise levels are at or below the measured background sound pressure levels. Vehicle movements have also been assessed on the basis of open windows and against a reduced BS 8233:2014 Table 4 criterion for the evening and night-time periods. The relevant internal bedroom criteria are comfortably achieved. In addition, the predicted internal LMax values are all below 45dB LMax, which is considered protective of sleep having regard to ProPG 2017.

The worst-case vehicle movement is predicted to be 33dB LAeq,T externally, rounded, which is 18dB below the measured ambient noise level, LAeq,T. It therefore follows that, where predicted internal noise levels are acceptable even with open windows, the position would be further improved with closed windows.

On this basis, the submitted acoustic evidence demonstrates clearly that the Local Planning Authority can reasonably modify the condition to allow limited and controlled out-of-hours vehicle movements without resulting in adverse noise impacts at Hill Crest Farm.

It is also noted that the Environmental Health response dated 15 April 2025 refers to the need for daytime hours of use, but appears to differ from the hours being suggested by the Local Planning Authority.

Furthermore, that response does not appear to reference the acoustic reports previously submitted in support of the application. In light of the further acoustic evidence now provided, we respectfully request that the proposed condition wording is considered on the basis of the full technical evidence available.

Conclusion

In conclusion, the proposed conditions provide a proportionate, precise and enforceable mechanism for managing the limited out-of-hours activity required in connection with Lot 8.

They do not seek unrestricted 24-hour operation, but instead establishes a controlled framework with clear limits on staff numbers, vehicle movements, loading arrangements, reversing alarms and monitoring to safeguard residential amenity.

The further acoustic evidence now submitted demonstrates that the proposed out-of-hours vehicle movements can be accommodated without giving rise to unacceptable noise impacts at Hill Crest Farm, the nearest noise sensitive receptor.

The assessment confirms that predicted vehicle pass-by noise levels are at or below the measured background sound levels, that internal bedroom criteria are comfortably achieved, and that predicted LMax values remain below levels considered protective of sleep. This provides a robust technical basis for the Local Planning Authority to conclude that the proposed condition would safeguard residential amenity.

It is also material that the existing lawful uses of the site are not subject to hours of use restrictions and are capable of generating vehicle movements along the same access route outside conventional daytime hours.

When viewed against that lawful baseline, the proposed condition would introduce a materially greater degree of control, transparency and enforceability than currently exists. The proposal should therefore be regarded not as an intensification of unmanaged activity, but as a managed and controlled operational arrangement secured through planning condition.

Accordingly, we consider that the proposed wording strikes the appropriate planning balance. It allows the development to meet legitimate operational requirements, including occasional AOG-related activity, whilst ensuring that any out-of-hours activity remains limited, monitored and low impact.

The conditions are therefore considered necessary, relevant, precise, enforceable and reasonable in all other respects, meeting the statutory tests.

For completeness, we would also wish to ensure that the resulting conditions are not personalised to a specific occupier, as this would materially affect the deliverability and long-term viability of the development. The controls should attach to the nature and scale of the permitted use, rather than the identity of the occupier.

We therefore respectfully request that officers support the proposed condition wording and that the application is returned to Committee on that basis. We trust that the above, together with the supporting information submitted alongside this letter, is of assistance to the Council.

We remain keen to continue working constructively with you and your team to reach an agreed position.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director
Encs

Appendix A - Stakeholder Engagement

Comments summary

Application summary

Reference	DC/25/0403
Site Address	Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ
Case officer	Amanda Wilkes
Proposal	Full Planning Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

Comment details

Contributor address	Hillcrest Farm, Handcross Road Plummers Plain, Han Handcross Road Plummers Plain Horsham RH13 6NX
Comment stance	Support
Commenter Type	Neighbour

Comment

I write in support of the above application. [REDACTED] Lake Investments LTD has engaged with the community at a high level and where possible has considered local comments to the proposals. [REDACTED] has engaged directly with us at Hillcrest Farm and the application is satisfactory to us. We consider the proposal will be a significant improvement over the current use given the removal of the AD plant, hopefully it will increase local jobs as well as an improved visual appearance of the wider site. [REDACTED]

Reason(s) for comment

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 April 2025 17:35:18 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0403
Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/04/2025 5:35 PM.

Application Summary

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

Proposal: Full Planning Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

Case Officer: Amanda Wilkes

[Click for further information](#)

Customer Details

Address: Bede Cottage, Church Lane Plummers Plain Plummers Plain, Horsham

Comments Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Other

Comments: The Lower Beeding Parish Council voted to support the application following an engagement with the owner and adjacent neighbours (present at the Parish Council meeting). There were no objections from the neighbours with full support following a history of poor and inaccurate applications by the previous owner. The PC and neighbours commended the current owner for his liason with the residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton