Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0291

Storage Area A Old Brick Yard, Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex, RH13 6NZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 44, 65, 66, 68, 70 and BNG to approved application DC/25/0403

RELEVANT PLANNING HISTORY:

DC/25/0403	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.	Application Permitted on 17.08.2026

CONSULTATION RESPONSE

Ecology: No Objection
We have reviewed the Construction Environmental Management Plan: Biodiversity (CSA, May 2026) which has been submitted in order to discharge Condition 70. We are satisfied that the submitted information includes the detail required by this Condition.

HDC Ecology/ BNG: No Objection
All concerns are resolved. I therefore recommend discharging the deemed biodiversity gain condition. Please note that the approved BGPs and overall / phased HMMPs will be required to discharge the S106 obligations for BNG.

HDC Environmental Health: Advice

We have reviewed the Lake Investments Ltd CEMP (undated) and we note that no detail on noise mitigation and very little detail on dust migration has been provided. We note however that the wording of condition 68 does not require the CEMP to contain any detail on noise or dust mitigation, we therefore have no further comments to make.

HDC Arboricultural Officer: No Objection
[Summary] No arboricultural concerns are raised with the discharge of Conditions 65 and 66 attached to planning permission DC/25/0403; Please determine the application as you see fit.

WSCC Highways Authority: Advice
WSCC Highways' initial comment requested amendments to provide site contact details, road sweeping as required, delivery of construction access, visibility splays, vehicle routing and details of any temporary signage. Following receipt of these details WSCC Highways have noted the potential need for a S59 agreement.

PLANNING ASSESSMENT

Planning Application DC/25/0403 was granted consent on the 18th August 2026. This permission was for the following:

"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."

Consent is sought to discharge the details reserved by Conditions 44, 65, 66, 68 and 70. Consent is also sought to discharge the Biodiversity Net Gain plan in accordance with the mandatory requirements of Section 13 of Schedule 7A of the Town and Country Planning Act 1990.

Condition 44 states:
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).

The applicant has submitted a permissive path plan (S24830-026 Rev A) indicating that the route would follow a circular path around the existing field boundary. A permissive circular route statement has also been provided outing the route would be barrier free and maintained as such for the lifetime of the development. The requirements of condition 44 have therefore been satisfied and condition 44 can be discharged in full.

Condition 65 states:
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).

The applicant has submitted an Arboricultural Method Statement (August 2026) and accompanying Tree Protection Plan. The Council's Arboricultural Officer has noted these documents adequately address the requirements of Condition 65 and accord with BS5837:2012. The requirements of condition 65 have therefore been satisfied and condition 65 can be discharged in full.

Condition 66 states:
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).

The applicant has submitted an Arboricultural Method Statement (August 2026) and accompanying Tree Protection Plan. The Council's Arboricultural Officer has noted these documents adequately address the requirements of Condition 66 and accord with BS5837:2012. The requirements of condition 66 have therefore been satisfied and condition 66 can be discharged in full.

Condition 68 states:
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).

The applicant has submitted a Construction Environment Management plan which meets the criteria set within condition 68. Officers note that the site welfare building would be a single storey mobile unit sited to the rear of the plot away from residential dwellings.

The submitted CEMP has been reviewed by the HDC Environmental Health Team, who have noted no noise mitigation and limited dust migration detail is provided, however this is not a requirement of C68. No objection is therefore raised.

The details have also been reviewed by WSCC Highways who have requested amendments to provide site contact details, road sweeping as required, delivery of construction access, visibility splays, vehicle routing and details of any temporary signage. These details have all been provided within an updated CEMP.

WSCC Highways have additionally noted that a S59 agreement may be required to safeguard the public highway during development. The applicant has engaged with WSCC Highways on this matter, and any S59 agreement should be undertaken separately to the discharging of this condition.

The requirements of condition 68 have therefore been satisfied and condition 68 can be discharged in full.

Condition 70 states:

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).

The applicant has submitted a Construction Environmental Management Plan: Biodiversity (Ref: CSA/6746/13). This has been reviewed by the Council's Ecologist who is satisfied that the submitted information includes the detail required. The requirements of condition 70 have therefore been satisfied and condition 70 can be discharged in full.

Biodiversity Net Gain

Consent is sought to discharge the Biodiversity Net Gain plan in accordance with the mandatory requirements of Section 13 of Schedule 7A of the Town and Country Planning Act 1990. The legislation sets out the following:

Section 13 Part 2 of Schedule 7A Environment Act 2021 (Biodiversity Net Gain plan required)

13(1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless –
- a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and
- b) the planning authority has approved the plan (see paragraph 15).

Section 14 Part 2 of Schedule 7A Environment act 2021 (Requirements of a Biodiversity gain plan)

14(1) For the purposes of paragraph 13(2)(a), a biodiversity gain plan is a plan which-
- a) relates to development for which planning permission is granted, and
- b) specifies the matters referred to in sub-paragraph (2).

(2) The matters are-

- a) information about the steps taken or to be taken to minimise the adverse effect of the
- b) development on the biodiversity of the onsite habitat and any other habitat,
- c) the pre-development biodiversity value of the onsite habitat,
- d) the post-development biodiversity value of the onsite habitat,
- e) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- f) any biodiversity credits purchased for the development, and such other matters as the Secretary of State may by regulations specify.

In this instance the application is a phased development, set over three phases (Lot 2, Lot 8 and Lot 9). The applicant is therefore required to submit an overall biodiversity net gain plan to cover the application as a whole, in addition to separate phased biodiversity gain plans for each phase, detailing how that phase contributes towards the overall minimum 10% BNG requirement.

The applicant has submitted an overall biodiversity net gain plan and metric in addition to the phased and metrics for all three phases of the development. Following amendments to the submitted details the HDC BNG Officer has raise no objection and recommends the deemed biodiversity gain condition can be discharged. The Officer highlights, however, that whilst the statutory condition can be discharged the approved details will be required to discharge the S106 obligations for BNG.

Summary

The requirements of the conditions 44, 65, 66, 68, 70 and the deemed Biodiversity Net Gain condition have each been satisfied. It is therefore recommended that conditions 44, 65, 66, 68, 70 and the deemed biodiversity net gain condition can be fully discharged.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DISC/26/0291

(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
Plans	Permissive Path	S24830-026 REV A	27.08.2026
Supporting Docs		OVERALL BIODIVERSITY GAIN PLAN	29.10.2026
Supporting Docs		PHASE GAIN PLAN FORM PHASE 3	22.10.2026
Supporting Docs		PHASE GAIN PLAN FORM PHASE 2	22.10.2026
Supporting Docs		PHASE GAIN PLAN FORM PHASE 1	22.10.2026
Supporting Docs		STONEHOUSE BUSINESS PARK METRIC	22.10.2026
Supporting Docs		ANAEROBIC DIGESTOR PLANT AND MAIN LIVESTOCK BUILDING METRIC	22.10.2026
Supporting Docs		JACKSON'S RIDGE BNG METRIC	22.10.2026
Supporting Docs		COMBINED SITES BNG METRIC	22.10.2026

Supporting Docs		BNG ASSESSMENT DESIGN STAGE	22.10.2026
Supporting Docs		CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)	23.09.2026
Supporting Docs		Construction Environmental	27.08.2026
Supporting Docs		PERMISSIVE CIRCULAR ROUTE STRATEGY	27.08.2026
Supporting Docs		ARBORICULTURAL METHOD STATEMENT	01.08.2026

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

Plan Type	**Description**	**Drawing Number**	**Received Date**

Informatives:

1. The applicant is advised that the proposed development may require the provision of a Section 59 Agreement under the Highways Act 1980 in respect of any damage to the public highway arising from construction traffic associated with the development. The applicant should engage with West Sussex County Council Highways Authority at an early stage to establish whether a Section 59 Agreement will be required and to agree the necessary arrangements prior to the commencement of development.

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 19/11/2026

Authorising Officer sign/initial Adrian Smith Date: 19/11/2026