Horsham District Council

Mr Lee Goossens
Lake Investments LTD
Nash Manor
Lower Nash
Nutbourne Lane
Nutbourne
Pulborough
RH20 2HS

Our ref:	DISC/26/0291
Your ref:	Stonehouse Farm Condition
Email:	planning@horsham.gov.uk
Direct Line:	01403 215206
If Calling Please ask for:	Sam Whitehouse
Date:	19th November 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

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

Storage Area A, Old Brick Yard, Stonehouse Farm, Handcross Road, Plummers Plain

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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).

Date of approval - 19th November 2026

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).

Date of approval - 19th November 2026

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).

Date of approval - 19th November 2026

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)

Date of approval - 19th November 2026

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).

Date of approval - 19th November 2026

Statutory Biodiversity Net Gain condition

Date of approval - 19th November 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Permissive Path	S24830-026 REV A	27.08.2026

Supporting Docs		Construction Environmental	27.08.2026
Supporting Docs		PERMISSIVE CIRCULAR ROUTE STRATEGY	27.08.2026
Supporting Docs		ARBORICULTURAL METHOD STATEMENT	01.08.2026
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

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control