

From: Lee Goossens <lg@thehuntergroup.co.uk>
Sent: 22 August 2025 14:30:21 UTC+01:00
To: "Kevin.Beer" <Kevin.Beer@horsham.gov.uk>; "slower@ecephanning.com" <slower@ecephanning.com>; "Phillipa Hallett" <PH@thehuntergroup.co.uk>
Cc: "Chris Barker" <cbarker@ecephanning.com>; "Amanda.Wilkes" <Amanda.Wilkes@horsham.gov.uk>
Subject: RE: DC/25/0403 Stonehouse Farm -
Attachments: P17132 R16640 Contamination Report.pdf

Kevin further to our conversation apologies for confusing you with the EA and for your help on the phone – please find the additional information you requested related to Jackson Farm. I hope this secures your approval / sign off. If I can help with anything else, please do let me know

Saskia can you please make sure this report is formally submitted. Philly please save to file

Kind Regards

Lee Goossens

Managing Director
Tel: 07710908088



Hunter Development Holdings Limited - Company registration: 03606898
Lake Investments Limited - Company registration: 03850693
Marlands Park Limited - Company registration: 08635503
Incorporated United Kingdom - Registered address: Amelia House, Crescent Road, Worthing, BN11 1RL

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From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 22 August 2025 13:43
To: Lee Goossens <lg@thehuntergroup.co.uk>
Cc: slower@ecephanning.com; Chris Barker <cbarker@ecephanning.com>; Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>; Phillipa Hallett <PH@thehuntergroup.co.uk>
Subject: RE: DC/25/0403 Stonehouse Farm - Response to your email 20.08.25 17:35

Dear Lee,

Thanks for your reply.

Yes happy to receive the detailed ST reports directly via a weblink or similar, please make sure they are formally submitted to Amanda too though.

To answer your questions – my comments dated 20.08.25 were based on the Ashdown Executive Summary Report for Stonehouse Farm.

I note that you make reference to correspondence dated 29.07.25 (attached to your email), these comments are however from the Environment Agency who are a different organisation to us in Environmental Health.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: 01403 215420

Email: Kevin.Beer@horsham.gov.uk



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

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Lee Goossens <lg@thehuntergroup.co.uk>

Sent: 22 August 2025 12:49

To: Kevin.Beer <Kevin.Beer@horsham.gov.uk>

Cc: slower@eceplanning.com; Chris Barker <cbarker@eceplanning.com>; Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>; Phillipa Hallett <PH@thehuntergroup.co.uk>

Subject: RE: DC/25/0403 Stonehouse Farm - Response to your email 20.08.25 17:35

Dear Kevin,

Thank you very much for your email — I really appreciate you reaching out directly on this.

I am not sure why the detailed reports from Southern Testing have not yet reached you, which now explains why you are requesting further detail. If it works for you, I will arrange for these to be transferred to you and ensure that ECE formally submits them. Before I do so, could I please ask for your help in clarifying another point so that we can make sure we are providing all the required information?

Your comments, as shared via Amanda Wilks on 20.08.25, were:

Section 4.2 of the Summary Report provides a summary of ground investigations on the site with some detail on boreholes and ground conditions encountered. Whilst detail on this in the summary report is welcomed, we would reasonably expect technical information of this nature to be presented in a comprehensive site investigation report with detail on the site investigation undertaken, borehole logs, chemical test certificates etc. We can see that preliminary ground contamination assessments were submitted back in March and although these preliminary assessments are welcomed, they are not site investigation reports as detailed above. Please can you provide this information?

Can I kindly confirm whether this comment relates to the AD Plant Lot 8 or to Jacksons? Your correspondence dated 29th July referred to Lot 8; however, there is no relevant Section 4.2 in the submitted Ashdown report for Lot 8.

Once we fully understand exactly what is being requested, we will make sure that the correct information is provided to you without delay.

Thank you again for your guidance on this.

Kind Regards

Lee Goossens

Managing Director

Tel: 07710908088



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From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>

Sent: 22 August 2025 09:45

To: Lee Goossens <lg@thehuntergroup.co.uk>

Cc: slower@eceplanning.com; Chris Barker <cbarker@eceplanning.com>; Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>

Subject: RE: DC/25/0403 Stonehouse Farm - Response to your email 20.08.25 17:35

Dear Lee,

We haven't spoken before but Amanda has asked me to take a look at the below email chain following my comments earlier in the week.

I note your comment below "With respect, it appears that several of the points raised by Chris in his email of 07.08.25 (attached) may not have been fully taken into account. In particular, there is no confirmation that the three detailed SST reports—comprising chemical analysis and borehole logs—referenced in the Summary Report have been reviewed".

I can confirm that I haven't reviewed the detailed SST reports as I haven't been able to locate these on our planning system. I have listed below what reports we have on our system in relation to contamination:

Ashdown Preliminary Contamination Risk Assessment Report dated February 2025 –
Stonehouse Business Park
Ashdown Preliminary Contamination Risk Assessment Report dated February 2025 –
Stonehouse Farm
Ashdown Preliminary Contamination Risk Assessment Report dated February 2025 – Jacksons Farm
Ashdown Executive Summary Report dated May 2025
Ashdown Remediation Strategy dated May 2025

I have also downloaded the reports sent to us via the dropbox link in the attached email, which Amanda has also forwarded to me, and these are the Executive Summary Report and Remediation Strategy which we already have (indexed on our system early June 2025).

Given the above can I ask that the detailed SST reports which you refer to are sent to Amanda and I?

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: 01403 215420

Email: Kevin.Beer@horsham.gov.uk



From: Lee Goossens <lg@thehuntergroup.co.uk>
Sent: 21 August 2025 13:12
To: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>
Cc: Saskia Lower <slower@eceplanning.com>; Chris Barker <cbarker@eceplanning.com>
Subject: FW: DC/25/0403 Stonehouse Farm - Response to your email 20.08.25 17:35

Thank you for taking the time to respond so promptly Amanda to my email 20.08.25 11:38, Amanda I truly appreciate this, particularly given the significant demands on your time.

I have carefully noted the contents of your email and, whilst ECE / Chris may respond further to your comments on his return next week for ease of reference, I have set out my immediate **comments** below within your original email. These are offered with the genuine intention of highlighting the challenges we are experiencing in understanding what is required and why. They are made as an appeal for your guidance and assistance, particularly in relation to the request for additional information from Environmental Health.

Kind Regards

Lee Goossens

Managing Director
Tel: 07710908088



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From: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>
Sent: 20 August 2025 17:35
To: Lee Goossens <lg@thehuntergroup.co.uk>; Chris Barker <cbarker@eceplanning.com>; Saskia Lower <slower@eceplanning.com>
Subject: RE: DC/25/0403 Stonehouse Farm - Request for meeting

Good Afternoon Lee / Saskia

RE: DC/25/0403 Stonehouse Farm

Lee: Thank you for the updated WN statement, I've prepped an updated Water Neutrality HRA AA with revised figures which I've forwarded to Natural England for their attention along with a re-consultation request. I am also discussing the Water Neutrality amended statement in house. Unfortunately, the backwards and forwards is all part of the process. I completely accept and understand this, Amanda. My concern, however, is that the delays and lack of clarity in the "backwards" element place a considerable strain on us as a small business, both in terms of capital and resources. Too often, the time taken to respond to submitted information feels inordinately slow and, at times, the responses we do receive lack sufficient detail. In some cases, no response is provided at all, which leaves us uncertain about how best to proceed. I raise this not as a criticism, but in the hope that we can find a clearer and more efficient way forward together.

and the application continues to be assessed in the background, so please be reassured that things are progressing this end. All public documents are available to view on the Councils web site, along with the consultation responses as they come in. Some consultation responses are still outstanding following the recent batch of information submitted within your various emails, these will be uploaded as they come in.

In terms of a meeting, I think it would be good to get Natural England's comments back on matters relating to the water demand, and to get the outstanding comments from other consultees, before considering whether a meeting is necessary. My concern is how long it may take to secure those responses, and whether the information we have submitted will be fully considered. Where further detail is required, it would be extremely helpful if this could be made clear to us—specifically where our submission may have fallen short, what is needed, and why.

We are not an inexperienced applicant and are supported by a well-established team of specialist consultants, yet too often we are left uncertain as to what is actually required and the reasoning behind it. Our aim is to work constructively with you, and clearer guidance would enable us to respond more effectively and avoid unnecessary delays.

The Pre Application response was clear in how we expected the application to be submitted in terms of establishing fall back positions relating to the principle of uses proposed. As the existing commercial area to the front of the site has been operating as such for a considerable amount of time, this is something that in this particular case officers could likely support, however as previously advised, in regards to the commercial area and residential areas proposed on the wider site, the principle of these areas are more problematic, securing a fallback position would have been helpful in the consideration of the application as a whole.

I would like to emphasise the principal point of my email of 12.07.25 (attached for reference): our approach reflects the strong and clearly expressed preference of the local community. This is despite my having reiterated to them the advice we received at the pre-application stage. As I did not receive a response to that earlier email, this key point may have been overlooked.

We trust that the community's strongly stated preference, articulated through the detailed public consultation process, will be given positive weight in your consideration. Our hope is that we will not be disadvantaged for having taken this approach rather than following the pre-application advice to the letter. Ultimately, it is the community that will have to live with the outcome, and we are committed to ensuring their views are respected in shaping it.

For your information, I have a scheduled meeting with local Councillors next week to discuss this application at their request.

Saskia: All recent information received in your various emails today requiring re-consultation have been actioned today.

Environmental Health Comments received today advise that:

Section 4.2 of the Summary Report provides a summary of a ground investigations on the site with some detail on boreholes and ground conditions encountered. Whilst detail on this in the summary report is welcomed we would reasonably expect technical information of this nature to be presented in a comprehensive site investigation report with detail on the site investigation undertaken, borehole logs, chemical test certificates etc.

We can see that preliminary ground contamination assessments were submitted back in March and although these preliminary assessments are welcomed, they are not site investigation reports as detailed above. Please can you provide this information?

LG:

With respect, it appears that several of the points raised by Chris in his email of 07.08.25 (attached) may not have been fully taken into account. In particular, there is no confirmation that the three detailed SST reports—comprising chemical analysis and borehole logs—referenced in the Summary Report have been reviewed.

Chris also highlights that no demolition is proposed: all existing buildings will remain, and new hard surfacing will simply be laid over the existing site, with no alteration to the underlying structure. In this context, we would be grateful for clarification on what further value additional testing would provide, given that the proposed development is confined to the reuse of the existing built form and surfaces.

If additional testing is nonetheless considered necessary, we would ask whether this requirement might reasonably be secured by condition, rather than at this stage. As set out in my email of 20.08.25, the level of further detail now being requested—which we assume is significantly beyond what has already been provided. This will take several weeks to prepare and incur costs of several thousand pounds.

To help us move forward constructively, could you please advise whether you would be open to us discussing this matter directly with you and the Environmental Health officer responsible?

Landscape consultations: Awaiting their response Can you please push for their further response unless you have elected a position

Natural England: Awaiting their response Can you please push for their further response unless you have elected a position

WSCC Highways: I understand that Tim Townsend is now proposing the remaining point be dealt with by way condition and we await the proposed wording from Tim on this

BNG Ecology: Awaiting Response Can you please push for their further response unless you have elected a position

Ecology: Awaiting Response Can you please push for their further response unless you have elected a position

LLFA: Awaiting response Can you please push for their further response unless you have elected a position

Southern Water: Awaiting response Can you please push for their further response unless you have elected a position

Whilst I was hoping that we may be in a position to consider this at the September Committee we do not have all the consultation responses back and other information has recently been submitted requiring further consultation, therefore we will aim for a later committee (to be advised, a longer stop extension of time will therefore need to be agreed). Given that throughout this process we have consistently responded to requests for further information within very short timeframes—often just a matter of days—while consultee responses have sometimes taken months, it is understandably disappointing to now face further extensions through no fault of our own. To help us plan effectively, could we agree to your recommendation going to the meeting scheduled for early October as a long stop date?

It is helpful to continue to address outstanding matters where possible to inform the report and final recommendation. As the Local Planning Authority, we will reconsult all relevant parties as part of the consultation / re-consultation process as relevant material comes in.

Kind regards

-
Amanda

Amanda Wilkes

Senior Planning Officer (Monday-Wednesday)

Telephone: 01403 215521

Email: Amanda.Wilkes@horsham.gov.uk



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From: Lee Goossens <lg@thehuntergroup.co.uk>

Sent: 20 August 2025 11:38

To: Amanda Wilkes <Amanda.Wilkes@horsham.gov.uk>

Cc: Saskia Lower <slower@eceplanning.com>; Chris Barker <cbarker@eceplanning.com>

Subject: DC/25/0403 Stonehouse Farm - Request for meeting

Good Morning, Amanda,

In Chris Barker's absence, I am following up on your suggestion that we review and, if necessary, update the water neutrality statement, as it was likely to be requested. An updated version will be sent over before the end of this week.

While writing, I feel I must also raise some concerns. I fully appreciate how busy everyone is; however, I am increasingly concerned about the time it is taking to process this application. In several instances, requests for further information have come months after submission, and in some cases, we have received little or no response to additional material we have subsequently provided.

I hope you will forgive me for saying so, but I do not feel this application is being handled fairly, particularly given the considerable efforts we have made to consult with the local community and incorporate their preferences—efforts which have resulted in strong, uncontested public support.

To move matters forward, would you be willing to attend a Teams meeting to discuss the status of the application? Chris Barker, Saskia Lower of ECE and I are available on **Tuesday 26th at 14:00** or **Wednesday 27th at 09:00** if that suited.

For ease of reference, alongside three key points of prior correspondence I have attached our consultation tracker, which summarises the status of each element as we currently understand it. Key concerns are as follows:

Environment Agency (EA)

As outlined in Chris's response to the second round of comments attached, it appears that the full details of our submission have not been considered. The late request for additional information will take several weeks to compile and cost several thousand pounds in addition to the significant expenditure incurred on this application. As Chris suggested, could we agree that this be controlled by condition if approval is granted?

WSCC Lead Local Flood Authority (LLFA)

Following the latest round of comments, our specialist consultant is compiling yet further additional information that will be submitted this week. However, in our consultant's view, some of the requests are only partially justified as such they have requested a meeting with WSCC to discuss both the additional information they intend to submit on our behalf as well as explore whether certain aspects can reasonably be dealt with by condition and or are required at all.

Southern water

We note the recent comments by Southern Water, our consultant will be issuing an acknowledgement and confirmation in respect of this this week

WSCC Highways

After significant dialogue and multiple additional surveys and reports, we understand there is one remaining point of concerns relating to Jackson Farm. Our transport consulting will be submitting further details this week which we trust will address the final outstanding point of concern.

HDC Ecology

No response has yet been received to the further information submitted on 1 August 2025.

HDC Place Services

Similarly, there has been no response to the further information submitted on 1 August 2025.

Landscape and Visual Impact

Comments were not received until 3 July. We provided a detailed response just eight days later, on 11 July, but have heard nothing since.

Future Land Use Clarification

We submitted the requested details on 18 June but have not received any response.

Environmental Health

We note that no comments have been received at all.

WNS-

Updated statement to be submitted this week

I hope we can meet next week to discuss what else is required from us for the application to progress to a timely and positive conclusion.

Kind Regards

Lee Goossens

Managing Director

Tel: 07710908088



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