

Lake Investments Ltd - Stonehouse and Jackson Farms Development: Community Engagement Overview

Background:

Lake Investments Ltd purchased Stonehouse and Jackson Farm on 7th December 2023. The property has a complex history and has attracted significant local interest due to ongoing activities and potential future developments.

Community and Parish Council Engagement:

At the time of our offer to purchase, we contacted Mr. Peter Knox, the parish council clerk, via email to introduce ourselves and outline our intentions, along with an associated timeline (see *Document A*). Upon completing the purchase, we sent a letter to all neighbouring properties introducing ourselves as the point of contact and detailing our intentions and timeline for the property (see *Document B*).

Since taking ownership, we have maintained regular communication with the parish council and neighbours, actively encouraging them to reach out with any concerns. We ensure prompt responses and attend all relevant parish council meetings. We have held three public planning presentations, which allowed the parish council and wider community to offer feedback at each stage.

Community Engagement Highlights:

- **Initial Contact with Parish Council and Neighbours:**
 - Initial email and introduction to the parish council clerk, Mr. Peter Knox (Dec 2023)
 - Distribution of a letter to neighbours introducing ourselves and providing information on our intentions (*Document B*)
 - Ongoing open communication and attendance at parish council meetings
- **Public Planning Presentations:** Three open planning presentations have been held to provide an opportunity for feedback and dialogue.

Public Open Day Presentations:

1. Initial Planning Presentation and Site Open Day - 27th April 2024:

- **Location:** Stonehouse Farm
- **Attendees:** 74 (including parish councillors and district member)
- **Advertising:**
 - Advertised via Handcross Village Residents Facebook Group
 - Leaflets distributed to residents on Handcross Road, Hammerpond Road, and Church Lane (see *Document C*)
 - Copies emailed to known neighbours and parish council for wider distribution (see *Document D*)
- **Agenda:**

- **Meeting Duration:** 3 hours
- **Presentation:** Drone and CGI-based video detailing the company's background and intentions (<https://vimeo.com/1058160693?share=copy#t=0>)
- **Site Master Plan:** Hard copies available for attendees (*see Document E*)
- **Discussion Points:**
 - Proposal to adapt the existing AD plant to produce green energy through a joint venture
 - Use of the livestock building for bagging organic fertilizer from anaerobic digestion
 - Feedback: A unanimous request to eliminate the AD plant. We committed to exploring alternative uses and planned a follow-up meeting.

2. Second Open Day Presentation - 9th November 2024:

- **Location:** Lower Beeding Village Hall
- **Attendees:** 68 (including parish councillors and district member)
- **Advertising:**
 - Advertised via Handcross Village Residents Facebook Group (*see Document F*)
 - Leaflets distributed to residents on Handcross Road, Hammerpond Road, and Church Lane (*see Document G*)
 - Copies emailed to known neighbours and parish council for wider distribution (*see Document H*)
- **Agenda:**
 - **Meeting Duration:** 3 hours
 - **Presentation:** Updated drone and CGI-based video, detailing the latest company intentions (*same as above*)
 - **Site Master Plan:** Hard copies available for attendees (*see Document E*)
 - **Discussion Points:**
 - Report on the identified alternative use for the AD plant, which received broad support
 - Neighbour request for individual meetings with those most affected to address their concerns
 - Commitment to hold a further public meeting once detailed proposals for the residential development at Jackson Ridge are available

3. Third Open Day Presentation - 15th February 2025:

- **Location:** Lower Beeding Village Hall

- **Attendees:** 60
- **Advertising:**
 - Advertised via Handcross Village Residents Facebook Group (see *Document I*)
 - Leaflets distributed to residents on Handcross Road, Hammerpond Road, and Church Lane (see *Document J*)
 - Copies emailed to known neighbours and parish council for wider distribution (see *Document K*)
- **Agenda:**
 - **Meeting Duration:** 3 hours
 - **Presentation:** Latest drone and CGI video detailing company background and updated intentions (<https://vimeo.com/1054450536>)
 - **Site Master Plan:** Hard copies available for attendees (see *Document L*)
 - **Discussion Points:**
 - Presentation of final details for residential units
 - Significant majority of attendees expressed support for the revised proposals

Individual Neighbour Meetings:

Between the second and third public planning presentations, Director Lee Goossens held several one-on-one meetings with neighbours who expressed concerns. These discussions allowed us to refine our plans and address individual concerns directly. We understand that support letters from these neighbours, reflecting their concerns and the steps taken to address them, are likely to be submitted as part of the application process.

Ongoing Engagement:

We continue to maintain open lines of communication with all neighbours and the parish council, actively encouraging feedback and addressing any concerns. We also operate an open site policy, inviting community members to visit the property and discuss any issues.

Additionally, the drone and CGI video, which provides a comprehensive overview of the proposal, is publicly available on our website. We actively promote this video to ensure all stakeholders are well-informed.

We have made full copies of the final application available to all neighbours and continue to invite further dialogue and feedback.

Appendix A

best regards

Peter Knox

Clerk to Lower Beeding Parish Council

Email: clerk@lowerbeeding.com

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Subject: Stone House Farm Plummers Plain Update.

Mr Knox,

I wanted to let you know that I represented the receivers yesterday at the planning appeal hearing in relation to:

A: The mobile home at the AD plant

B: The mobile home at Jackson farm

C: The recently erected barn at Stonehouse Farm.

The determination of the appeal is likely to be delivered in January 2024.

Two members of your council attended along with three members of the public.

I believe we made it clear at the hearing that:

A: We would not have approached the planning or the appeal of the decision to refuse in the way the Coopers had.

B: We respected the councils views in respect of the mobile homes and made it clear that these did not form part of our plans.

C: We would like to retain the recently erected barn and made representations to the planning principle of the replacement of prior buildings.

Aside from the appeal matters, understandably your councillors and members of the public voiced wider concerns regarding the historic management of the farm.

I advised all that I had emailed you and that we would, write to all neighbours as soon as we have taken ownership and introduce ourselves by providing direct contact for any concerns. Within three to four months of ownership, we will produce a master plan for the farm which, if acceptable to your councillors, we would like to present to your council prior to submission of a pre-application to HDC so we can take the parish councils views into consideration. We will also write to all neighbours and invite them to an open day for the same purpose in advance of any submission to HDC.

During the planning inspectors site meeting which we agreed your councillors and the members of the public could attend, I referred to what I believe to be a much-improved environment and controlled situation at the property, despite my hands remaining largely tied until we take ownership.

Once we have ownership, we will ensure the entire site is tidied and maintained to an acceptable standard and all activities are controlled to ensure these are both legal and reasonable.

A neighbour advised the foot path is not maintained. I will prioritise ensuring good unrestricted public access as a priority.

I'm hopeful we will take ownership by the end of this month and will ensure you are kept informed, in the meantime please provide any concerned party with my contact details in order I can take account and deal with any immediate concerns.

Kind Regards

Lee Goossens

Managing Director

Tel: 07710908088



Hunter Development Holdings Limited - Company registration: 03606898.

Incorporated United Kingdom - Registered address: Amelia House, Crescent Road, Worthing, BN11 1RL

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From: Lee Goossens

Sent: Monday, September 4, 2023 3:11 PM

Subject: Stone House Farm Plummers Plain

Dear Mr Knox,

I'm emailing you with regards to Stonehouse Farm.

I'm sure you will know that the farm has been taken into receivership and marketed for sale. My company (Hunter Development Holdings) offer has been accepted with lawyers instructed. All being well, we will take ownership in October.

I'm aware that the activities at the farm as well as the past approach to planning have caused considerable disturbance and concern locally, hence my reason for reaching out.

For close to three decades, I have progressively specialised in the sympathetic redevelopment of country estates and farms alongside a wide range of rural, commercial, and residential redevelopment. Stonehouse will be the fifteenth farm / country estate within a ten-mile radius we have, as I say, sympathetically redeveloped. We own or have under management 900 acres across three farms in Nutbourne, West Grinstead and Cowfold. We are also party to a joint venture in respect of a mixed-use redevelopment of Sumners Ponds

in Barns Green and, until recently, owned, redeveloped, and operated Wickwoods Country Club, Hotel & Spa in Albourne, a four silver AA Star multi award winning hospitality venue that we also brought out of receivership on the back of chequered past in 2010.

My wife and I are local people from Hassocks and Hurstpierpoint. We now live in Nutbourne.

Our interest in Stonehouse Farm is that of a long-term investment in a mixed-used residential and commercially operated farm around a rewilded landscape registered under the new biodiversity nett gain incentive. We are at the early stages of being considered by Horsham District Council (HDC) as a strategic BNG unit provider for the district. Given our focus, any activity causing an unreasonable disturbance will immediately cease the day we take ownership, and the site will be cleared of all debris and undesirable tenants.

We will write to all neighbours as soon as we have taken ownership and introduce ourselves by providing direct contact for any concerns. Within three to four months of ownership, we will produce a master plan for the farm which, if acceptable to your councillors, we would like to present to your council prior to submission of a pre-application to HDC so we can take the parish councils views into consideration. We will also write to all neighbours and invite them to an open day for the same purpose in advance of any submission to HDC.

I appreciate that there will be concerns and can only reference our past track record of sensitivity redeveloping multiple farms and country estates such as Stone House in the immediate vicinity over the last twenty-six plus years, the first being Furner's Farm Furner's Lane Henfield in 1996. More recently we have undertaken two sensitive rural developments in the parish of Itchingfield , The Heritage Trust Award winning Marlands Park, and the recently approved mixed use development of Sumners Ponds, a designated site within the pending neighbourhood plan. Both were problematic and of concern to the parish council, albeit to a lesser degree than Stonehouse.

Itchingfield Parish Council is chaired by Mrs Penny Simpson, who has kindly confirmed that she can be contacted for reference on [REDACTED] Please note that Penny is away from the 7th through to 18th of September. District Councillor Trica Youtan, who followed our approach to both sites with interest, is also prepared to make comment if that was considered of value.

Attached is a district plan showing the farms we are intending to register under the BNG incentive, including Stonehouse, which we will rebrand as Stonehouse Farm & Lakes.

Our website provides a wealth of details regarding past developments and below is a link to a short six-minute video setting out our aspirations in respect of BNG at our home, Nash Manor, providing an indication of our attitude towards the natural environment and our intention for the other farms within our ownership or management.

I hope this all provides some degree of assurance that Stonehouse is ending up in responsible and caring hands. If you would like to discuss any matters or concerns, please do let me know.

<https://thehuntergroup.co.uk/past-work/nash-manor-estate/>

Kind Regards

Lee Goossens

Managing Director

Tel: 07710908088



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Appendix B



Dear Neighbour,

Ref: Stonehouse Farm Handcross Road Plummers Plain change of ownership.

I am sure you will know that Stonehouse Farm was taken into receivership earlier this year and marketed for sale. Having brought the farm, I am writing to introduce myself as Managing Director of The Hunter Group.

I am aware that activities at the farm, as well as the past approach to planning, has caused considerable disturbance and concern locally, hence my reason for writing to every immediate neighbour. I have also been in regular contact with the Parish Council in the lead up to the purchase.

For close to three decades, The Hunter Group has progressively specialised in the sympathetic redevelopment of country estates and farms, alongside a wide range of rural, commercial, and residential redevelopment. Stonehouse will be the fifteenth farm / country estate within a ten-mile radius that we have, as I say, sympathetically redeveloped. We own or have under management 900 acres across three farms in Nutbourne, West Grinstead and Cowfold. Until recently, we were party to a joint venture in respect of a mixed-use redevelopment of Sumners Ponds in Barns Green. We also owned, redeveloped, and operated Wickwoods Country Club, Hotel & Spa in Albourne, an AA four Star multi award-winning hospitality venue which we also brought out of receivership in 2010 on the back of chequered past.

My wife and I are local people, from Hassocks and Hurstpierpoint, and we now live in Nutbourne.

Our interest in Stonehouse Farm is as a long-term investment as a mixed-use residential and commercially operated farm around a rewilded landscape registered under the new biodiversity nett gain (BNG) incentive. We are at the early stages of being considered by Horsham District Council (HDC) as a strategic BNG unit provider for the district. Given our focus, any activity causing an unreasonable disturbance will immediately cease the day we take ownership, and the site will be cleared of all debris and any undesirable tenants.

We will shortly begin to tidy up the farm and within three to four months, we will produce a master plan which we intend to present to the Parish Council prior to submitting a pre-application to HDC so that we can take account of local views regarding the future of the farm. We will also hold an open day at the farm to share our vision for the future.





I appreciate that there will be concerns and can only reference our past track record of sensitivity in redeveloping multiple farms and country estates similar to Stonehouse in the immediate vicinity over the last twenty-six plus years, the first being Furners Farm, Furners Lane, Henfield in 1996. More recently we have undertaken two sensitive rural developments in the parish of Itchingfield; The Heritage Trust Award-winning Marlands Park, and the recently approved mixed-use development of Sumners Ponds, a designated site within the pending neighbourhood plan. Both were problematic and of concern to the Parish Council, albeit to a lesser degree than Stonehouse.

Enclosed is a district plan showing the farms we intend to register under the BNG incentive, including Stonehouse, which we will rebrand as Stonehouse Farm & Lakes.

Our website provides a wealth of details regarding past developments and below is a link to a six-minute video setting out our aspirations in respect of BNG at our home, Nash Manor. The video gives an insight into our attitude towards the natural environment and our intentions for the other farms within our ownership or management.

I hope this all provides some degree of reassurance that Stonehouse will be in responsible and caring hands. If you would like to discuss any matters or concerns, please do contact me directly.

<https://thehuntergroup.co.uk/past-work/nash-manor-estate/>

You are welcome to share this letter with any other interested party.

Kind Regards,



Lee Goossens
Managing Director



Appendix C



Stonehouse
FARM AND LAKES

PRESENTATION
OPEN DAY

SATURDAY 27th APRIL
14:00

Main Office, Stonehouse Farm,
Handcross Road, Plummers Plain, RH13 6NZ

Join us for a presentation open day of the
proposed rural redevelopment.

Refreshments and nibbles provided.

Register your interest/attendance by emailing
ph@thehuntergroup.co.uk



Stonehouse Farm fell into receivership in 2023. Later that year, Hunters purchased the site with the intention of creating an award-winning renatured mixed-use development incorporating a select number of homes, appropriate commercial and employment space, including a green energy park, as well as leisure in the form of eco lodges, lakes, and a multifunctional recreational track through the renatured landscape extending to in excess 100 acres.

Appendix D

FW: Stonehouse Open day 27th April 14:00

From Lee Goossens <lg@thehuntergroup.co.uk>
Date Thu 11/04/24 10:30 PM
To Phillipa Hallett <PH@thehuntergroup.co.uk>

Sent: Thursday, April 11, 2024 8:39 PM
To: Lee Goossens <lg@thehuntergroup.co.uk>
Subject: Re: Stonehouse Open day 27th April 14:00

Lee;

Thanks for the invitation. Linda sand I would very much like to attend.

See you then

Owen

Subject: Stonehouse Open day 27th April 14:00

Good evening,

I'm now able to confirm that the Open Day will be held of the Saturday the 27th of April at 14:00 at the farm office located in the main Stonehouse Yard.

There will plenty of parking and we will be providing refreshments and snacks.

We will be hand posting the attached flyer through doors this weekend and I will be emailing the same to those who have been in direct contact with me.

Please share this email and the attachment.

It would be helpful if those who wish to attend confirmed that intention by emailing PH@thehuntergroup.co.uk so we know how many we are catering for.

If you wish to discuss any matter, please do let me know.

Kind Regards
Lee Goossens
Managing Director

Tel: 07710908088



Hunter Development Holdings Limited - Company registration: 03606898.

Incorporated United Kingdom - Registered address: Amelia House, Crescent Road, Worthing, BN11 1RL

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FW: Stonehouse Open day 27th April 14:00

[REDACTED]

Date Thu 11/04/24 8:30 PM

[REDACTED]

Hi Phillipa

Lee has forwarded the Stonehouse open day leaflet over, and so I'm just writing as requested to let you know that Heidi and I will be joining you on 27 April 2024 – look forward to meeting you then.

Regards
James

[REDACTED]

[REDACTED]

Subject: Stonehouse Open day 27th April 14:00

Evening Peter and James,

I'm now able to confirm that the Open Day will be held on the Saturday the 27th of April at 14:00 at the farm office located in the main Stonehouse Yard.

There will be plenty of parking and we will be providing refreshments and snacks.

We will be hand posting the attached flyer through doors this weekend and I will be emailing the same to those who have been in direct contact with me.

Please ask people to share.

It would be helpful if those who wish to attend confirmed that intention by emailing PH@thehuntergroup.co.uk so we know how many we are catering for.

If you wish to discuss any matter, please do let me know.

Kind Regards

Lee Goossens

Managing Director

Tel: 07710908088

Hunter Development Holdings Limited - Company registration: 03606898.

Incorporated United Kingdom - Registered address: Amelia House, Crescent Road, Worthing, BN11 1RL

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Appendix E

Jackson's Residence



Located on the site of the former farm yard, Jackson's Residence will deliver three high-quality larger 5-6 bedroom principal homes, set within the verdant character of Hammerpond Road. Set back from the road, the new homes will continue the pattern of development and will create the opportunity for new tree planting.



To the rear of the new homes, the large gardens will follow the topography of the land and will be defined at their extents by a black estate railing and native hedgerow planting. Having this filtered semi-permeable boundary treatment will allow the residence to 'borrow' the landscape, spreading the garden seamlessly into the 'habitat mosaic' to the south. This was an idea originally laid out by Capability Brown of a 'borrowed landscape'. Closeboard fences will create separation and privacy to each individual home and will be softened by native tree and shrub planting.



The new homes could include features such as bee and bat bricks, bird boxes and hedgehog highways to the garden fences.



1 MEADOW HABITAT



Extensive areas of meadow planting and management of existing habitats within these areas will create a space for wildlife to flourish. Opportunities for wildflower to be sown throughout the meadows will attract insects and pollinators, along with other local wildlife. Opportunities for recreational routes through these meadows will bring users of the routes closer to nature. Specific species of meadow mixes will complement the local landscape.

Green Energy Park

2 WOODLAND CREATION



New woodland will be created across Stonehouse Farm to enhance the surrounding Ancient and Broadleaved woodlands. Continuing woodland along the stream corridor will enhance important wildlife corridors and create spaces for a variety of wildlife, fauna, and flora to establish. New native tree planting will provide immediate impact set against the backdrop of the woodland, as it establishes and matures over time.

A mix of native species to the area, such as English Oak, Beech, birch, buckthorn, Aspen, hazel, and wild cherry will create habitats with seasonal interest. The woodland will be managed over time to ensure a healthy and successful woodland is achieved. Ground cover and thicket planting will create a diverse variety of habitats at different heights. There may be opportunities in the future to extend the recreational routes, to create woodland trails for those using the 'Lakes & Lodges' and the Public Right of Way.

4 SCRUB PLANTING HABITAT

Scrub and thicket planting will create an ecotone in the foreground to the new woodland creation. These areas will be left to grow creating a wild unmanaged character attracting a variety of wildlife. Antive species such as hawthorn, blackthorn, spindle, buckthorn, blackberry and elderflower will be strengthened by native tree planting including maple, wild cherry, rowan, crab apple, and other fruiting species, which will provide feeding opportunities for birds and insects.



Native hedgerow planting will create new field boundaries and will provide ecological corridors for foraging wildlife

Existing stream to be retained and enhanced with new tree and wildflower planting

New circular permissive footway will create recreation benefits and will connect directly into the Public Footpath (1708)



Lakes & Lodges

The existing fishing lakes will be retained as part of the proposals at Stonehouse Farm and will be enhanced by the management of the existing reed planting, and new native tree planting. The areas will be encompassed by new woodland creation and scrub planting and will be the focus for the recreation offering of the proposals. The new circular permissive footway will meander through this area and will offer people the opportunity to experience the lakeland setting and wetland character. The existing SuDS basins which are planting with reed beds are to be retained to form part of this space.



The new lodges will create a backdrop to the lakes with new woodland and meadow planting beyond. These lodges will create a space for people to enjoy the nature, wildlife, and beautiful setting of the lakes. Sympathetically designed to assimilate into the character of the areas, these wood lodges will be enhanced by new native tree, hedgerow, and shrub planting, with each individual lodge having its own private space for rest and relaxation.

Access to the lodges will be via the existing road which serves the fishing lake, with a new route to each individual lodge, to ensure easy and convenient access all year round.



3 'HABITAT MOSAIC'

These areas of Stonehouse Farm will provide the greatest variety of habitats with a mosaic of rough grassland, scrub, and thicket planting, set against a backdrop of new woodland creation and meadow planting, will create a landscape suitable for barn owls located within the area. Important wildlife corridors will be enhanced with new native tree planting to ensure flight corridors for foraging species are respected.

New native hedgerows will redefine field patterns and will define areas of rough grassland and wildflower planting. Other ecological enhancement could be provided within these areas, including bat and bird boxes (barn owls), hibernacula, and log piles to attract invertebrates and insects.

The existing Public Footpath will be 'screened' by new scrub planting to try and restrict public access, but views will still be afforded along its extent.



0 20 40 60 80 100 m

Site Boundary: Aprx. 40.20ha/ 99.33ac

Existing Vegetation

Existing On-Site Fishing Ponds

Reed Bed Planting (Indicative)

Existing Watercourses

Public Right of Way (PROW 1708)

Electricity Lines & Pylons

Woodland Planting Mix

Thicket/ Scrub Planting

Extra Heavy Standard Tree Planting

Standard Tree Planting

Multi-Stem Tree Planting

Wildflower Meadow Mix

Rough Grassland

Native Shrub Planting

Proposed Circular Permissive Footway

Existing Buildings Retained

Proposed Dwellings at 'Jackson's Residence'

Proposed Lake Lodges

Proposed New Business Units

Hard Standing/ Existing Access Routes

Black Metal Estate Railings

Closeboard Garden Separation Fences

Rev	Date	By	Description
Drawing Status			
FOR PLANNING			
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 01462 743647 ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
Project		Stonehouse Farm, Handcross Road HORSHAM	
Drawing Title		Site-Wide Masterplan	
Client		The Hunter Group (Lee Goossens)	
Scale @ A1		1:2500	
Date		April 2024	
Drawn		JC	
Drawing No.		CSA/6476/111	
Rev		-	
Checked		RR	

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Appendix F

< Handcross Village Residents Group



Handcross Village Residents Group



Philly Hallett · 30 Oct 2024 ·

Following our initial open day, we are holding a planning presentation on the 9th November at 10:30 at Lower Beeding Village Hall prior to making our final application.

Please register your attendance by emailing ph@thehuntergroup.co.uk



Stonehouse
FARM AND LAKES

PLANNING
PRESENTATION

WEDNESDAY 9th NOVEMBER
10:30

Lower Beeding Village Hall
Lower Beeding, Horsham, RH13 6NF

for a presentation regarding our proposed
renatured rural mixed-use redevelopment
Refreshments and nibbles provided.



Farm fell into receivership in 2023.
Hunters purchased the site with the
aim of creating an award-winning renatured
rural redevelopment incorporating a
number of homes and appropriate

Appendix G



Stonehouse
FARM AND LAKES

PLANNING
PRESENTATION

SATURDAY 9th NOVEMBER
10:30

Lower Beeding Village Hall
Lower Beeding, Horsham, RH13 6NR

Join us for a presentation regarding our proposal
for a renatured rural mixed-use redevelopment.
Refreshments and nibbles provided.

Register your interest/attendance by emailing
ph@thehuntergroup.co.uk



Stonehouse Farm fell into receivership in 2023. Later that year, Hunters purchased the site with the intention of creating an award-winning renatured mixed-use rural redevelopment incorporating a select number of homes and appropriate commercial, employment, and leisure space set within a renatured and accessible landscape.

Appendix H

Thanks for this. If you're asking about availability on 9 November 2024, then from my side that's a good date. If I've misunderstood the question, please come back at me, with thanks.

Regards
James

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

Sent: Wednesday, October 16, 2024 4:14:42 PM

Subject: 2nd Open Day Stonehouse Farm ?

Dear James and Dennis, we are in the process of organising our follow up open day in respect of our future plans at Stonehouse Farm, in advance of an application.

We would like to hold this on Saturday 9th 10:30 – 14:30 and wanted to check in advance of the suitability.

Saturday 9th 10:30 – 14:30.

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

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Appendix I

< Handcross Village Residents Group

Group posts



Handcross Village Residents Group



Philly Hallett · 29 Jan · 

Following our initial open day, we are holding our final planning presentation on the 15th February at 10:30 at Lower Beeding Village Hall.

Please register your attendance by emailing ph@thehuntergroup.co.uk



FINAL PLANNING
PRESENTATION

URDAY 15th FEBRU

Arrival for 10:30
Presentation to start at 11:00



Lower Beeding Village Hall
Lower Beeding, Horsham, RH13 6N
for a presentation regarding our pro
renatured rural mixed-use redevelop
Refreshments and nibbles provided.

farm fell into receivership in 2023.
Hunters purchased the site with the
creating an award-winning renatured
al redevelopment incorporating a
ber of homes and appropriate

Appendix J



Stonehouse
FARM AND LAKES

FINAL PLANNING
PRESENTATION

SATURDAY 15th FEBRUARY

Arrival for 10:30

Presentation to start at 11:00

Lower Beeding Village Hall

Lower Beeding, Horsham, RH13 6NR

Join us for a presentation regarding our proposal
for a renatured rural mixed-use redevelopment.

Refreshments and nibbles provided.

Register your interest/attendance by emailing
ph@thehuntergroup.co.uk



Stonehouse Farm fell into receivership in 2023. Later that year, Hunters purchased the site with the intention of creating an award-winning renatured mixed-use rural redevelopment incorporating a select number of homes and appropriate commercial, employment, and leisure space set within a renatured and accessible landscape.

Appendix K

Stonehouse and Jacksons Farm Final Planning Presentation 10:30 15th of February Lower Beeding village hall.

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

Date Wed 22/01/25 7:20 PM

 1 attachment (289 KB)

Leaflet.pdf;

Good afternoon I hope this email finds everyone well and having had a great start to 2025.

We will be presenting our final planning proposals in respect of Stonehouse and Jacksons Farms at 10:30 on the 15th of February at Lower Beeding village hall.

I'm looking forward to sharing our final plans prior to making our planning application.

Refreshments, cake, and pastries will be served from 10:30 with the presentation commencing at 11:00.

We hope you will be able to attend and If so, we would appreciate confirmation of attendance. We need to make sure we have enough seats and pastries !

Please feel free to share the details of the presentation with anyone you feel who might like to attend.

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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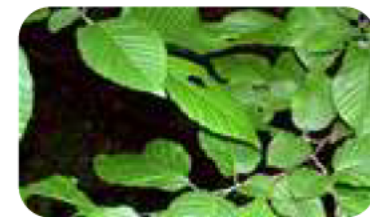
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Appendix L

Jacksons Ridge



Located on the site of the former farm yard, Jacksons Ridge will deliver three high-quality homes, set within the verdant character of Hammerpond Road. Set back from the road, the new homes will continue the pattern of development and will create the opportunity for new tree planting.



To the rear of the new homes, the large gardens will follow the topography of the land and will be defined at their extents by black estate railings and native hedgerow planting. Having this filtered semi-permeable boundary treatment will allow the residents to 'borrow' the landscape, creating a visually seamless transition into the 'habitat mosaic' to the south. This was an idea originally laid out by Capability Brown of a 'borrowed landscape.' Hazel Hurdles (or similar) will create naturalistic separation and privacy to each individual home and will be further softened by native tree and shrub planting.



The new homes could include features such as bee and bat bricks, bird boxes and hedgehog highways to the garden fences.



1 MEADOW HABITAT



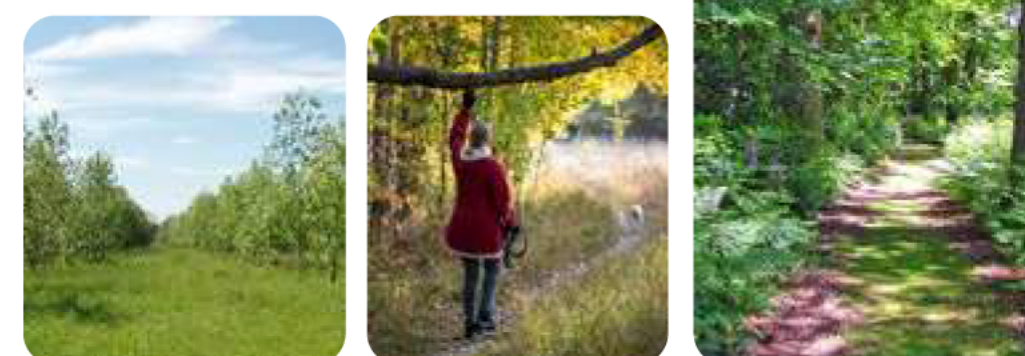
Extensive areas of meadow planting and management of existing habitats within these areas will create a space for wildlife to flourish. Opportunities for wildflower to be sown throughout the meadows will attract insects and pollinators, along with other local wildlife. Opportunities for recreational routes through these meadows will bring users of the routes closer to nature. Specific species of meadow mixes will complement the local landscape.

Jacksons Business Park

Significant saving in water use as a result of the proposed redevelopment exceeding water neutrality requirements

Existing footpath (1708) is to be retained along the new route as shown and enhanced by the new circular permissive footway

2 WOODLAND CREATION



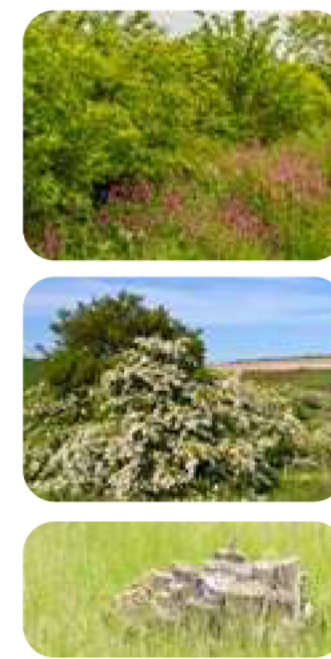
New woodland will be created across Stonehouse Farm to enhance the surrounding Ancient and Broadleaved woodlands. Continuing woodland along the stream corridor will enhance important wildlife corridors and create spaces for a variety of wildlife, fauna, and flora to establish. New native tree planting will provide immediate impact set against the backdrop of the woodland, as it establishes and matures over time.

A mix of native species to the area, such as English Oak, Beech, birch, hazel, and wild cherry will create habitats with seasonal interest. The woodland will be managed over time to ensure a healthy and successful woodland is achieved. Ground cover and thicket planting will create a diverse variety of habitats at different heights. There may be opportunities in the future to extend the recreational routes, to create woodland trails for those using the 'Lakes & Lodges' and the Public Right of Way.

4 SCRUB PLANTING HABITAT

Scrub and thicket planting will create an ecotone in the foreground to the new woodland creation. These areas will be left to grow creating a naturalised character attracting a variety of wildlife. Native species such as hawthorn, blackthorn, spindle, buckthorn, blackberry and elderflower will be strengthened by native tree planting including maple, wild cherry, rowan, crab apple, and other fruiting species, which will provide feeding opportunities for birds and insects.

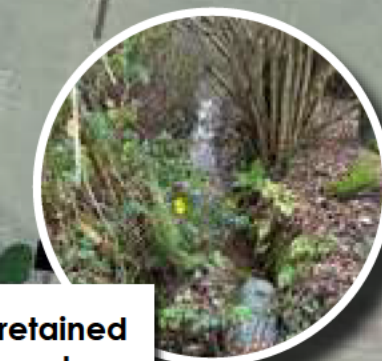
Ecological enhancements such as bird and bat boxes, log piles and hibernacula will create areas for nesting and homes for insects and invertebrates. Meadow planting will be sown around the scrub planting to provide additional habitat for wildlife.



Native hedgerow planting will create new field boundaries and will provide ecological corridors for foraging wildlife

Existing stream to be retained and enhanced with new tree and wildflower planting

New circular permissive footway will create recreation benefits and will connect directly into the Public Footpath (1708)



Lakes & Lodges

The existing fishing lakes will be retained as part of the proposals at Stonehouse Farm and will be enhanced by the management of the existing reed planting, and new native tree planting. The areas will be encompassed by new woodland creation and scrub planting and will be the focus for the recreation offering of the proposals. The new circular permissive footway will meander through this area and will offer people the opportunity to experience the lakeland setting and wetland character. The existing SuDS basins which are planted with reed beds are to be retained to form part of this space.

The new lodges will create a backdrop to the lakes with new woodland and meadow planting beyond. These lodges will create a space for people to enjoy the nature, wildlife, and beautiful setting of the lakes. Sympathetically designed to assimilate into the character of the areas, these wood lodges will be enhanced by new native tree, hedgerow, and shrub planting, with each individual lodge having its own private space for rest and relaxation.

Access to the lodges will be via the existing track which serves the fishing lake, with a new route to each individual lodge, to ensure easy and convenient access all year round.



To ensure Stonehouse Farm and Lakes are truly sustainable, each commercial building will have solar panels installed to their roofs

Existing farm and commercial yard to be redeveloped to form an energy efficient business park comprising of a number of sensitively designed units directed at small rural based enterprises.

Existing vehicular access to the Business Park and fishing lakes retained

3 'HABITAT MOSAIC'

These areas of Stonehouse Farm & Lakes will provide the greatest variety of habitats with a mosaic of rough grassland, scrub, and thicket planting, set against a backdrop of new woodland creation and meadow planting, will create a landscape suitable for a range of wildlife. Important wildlife corridors will be enhanced with new native tree planting to ensure flight corridors for foraging species are respected.

New native hedgerows will redefine field patterns and will define areas of rough grassland and wildflower planting. Other ecological enhancement could be provided within these areas, including bat and bird boxes (barn owls), hibernacula, and log piles to attract invertebrates and insects.

The existing Public Footpath will be 'screened' by new scrub planting to try and restrict public access, but views will still be afforded along its extent.



Existing vehicular access to Green Energy Park retained

Site Boundary: Aprx. 37.34ha/ 93.32ac

Existing Vegetation

Existing On-Site Fishing Ponds

Reed Bed Planting (Indicative)

Existing Watercourses

Public Right of Way (PROW 1708)

Electricity Lines & Pylons

LANDSCAPE PROPOSALS

Woodland Planting Mix

Thicket/ Scrub Planting

Extra Heavy Standard Tree Planting

Standard Tree Planting

Multi-Stem Tree Planting

Wildflower Meadow Mix

Rough Grassland

Native Shrub Planting

Wetland Scrapes

Proposed Circular Permissive Footway

BUILT DEVELOPMENT

Existing Buildings Retained

Proposed Dwellings at 'Jackson's Residence'

Proposed Lake Lodges

Proposed New/Extended Business Units

Solar Panels to Commercial Buildings & Energy Park

Hard Standing/ Existing Access Routes

Black Metal Estate Railings

Hazel Hurdles (or similar) Garden Separation

04.02.25

JC

Amended with client comments

19.12.24

JC

Amended with client comments

16.12.24

JC

Amended with client comments

17.04.24

JC

Amended with client comments

10.04.24

JC

Amended with client comments

09.04.24

JC

Amended with Ecology inputs

05.04.24

JC

Amended with initial client comments

Rev

Date

By

Description

Drawing Status

FOR PLANNING

CSA

environmental

Dixies Barrs, High Street,
Asthwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project

Stonehouse Farm, Handcross Road
HORSHAM

Drawing Title

Site-Wide Masterplan

Client

The Hunter Group
(Lee Goossens)

Scale @ A1

1:2500

Drawing No.

CSA/6746/111

Date

April 2024

Rev

H

Drawn

JC

Checked

RR

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