

APPEAL BY PJ BROWN (CIVIL ENGINEERING) LTD

PROOF OF EVIDENCE OF



regarding the service of an enforcement notice by Mid Sussex District Council alleging that, Without Planning Permission:

3.1 The material change of use of the Land from agriculture to a Mixed Use of:

3.1.1 the importation, processing, storage and export of waste materials upon the Land;

3.1.2 the deposition of waste material upon the Land;

3.1.3 the storage of building materials upon the Land;

3.1.4 the storage of plant, machinery, and containers upon the Land;

3.2 Operational development comprising of the laying and construction of hardstanding upon the land

on Land East of Dan Tree Farm, London Road, Bolney, West Sussex, RH17 5QF

August 2024

Appellant Ref:

J004451

PINS Ref:

APP/C3620/C/21/3269098

LPA Ref:

2020/0102/ENF

- 1.1 [REDACTED] 15 Woodcroft, Burgess Hill, West Sussex, RH15 8Q.
- 1.2 I am currently the General Foreman of PJ Brown (Civil Engineering) Ltd, and I am giving this declaration in support of the appeal at "*Land east of Dan Tree Farm, A23, Bolney*" ("the Site"), as shown on the plan attached **Appendix 1**.
- 1.3 I have worked for PJ Brown since 1999, having taken on a variety of roles, ranging from site labourer, to machine operator, to general foreman, which is the role I currently occupy. I have also worked for PJ Brown across multiple sites, and began my employment when they were operating out of the Holmbush site, which is now known as Kilnwood Vale.
- 1.4 My first memory of the appeal site is from around 2004-5, at which time I was working as a machine operator at our Holmbush site, and my father was operating machines carrying out the land restoration to the East of the site, which I understand was approved under 01/01232/AGDET. I do not know the ins and outs of that, but know that we took over the operation around 2004 from South East Tipping.
- 1.5 In 2007 I was predominantly based at our recycling facility at Holmbush, where I was tasked with loading hardcore material which was being taken to Bolney. I was later tasked with using this same hardcore material to create the hardstanding surface of the compound area.
- 1.6 The hardstanding area was completed relatively quickly in 2007, I remember loading lorries at Holmbush one Friday afternoon and having to go to Bolney on the Saturday to level it out, so it was ready to receive materials and equipment from sites the following Monday. It was used more frequently after that as we had begun scaling down operations at the Holmbush site in early 2008.
- 1.7 We would often transport our mobile processing plant to the compound to crush and screen material which had been brought to the site, once enough material had been amassed and stored, and this was generally the way of it until the Holmbush facility closed.

- 1.8 I know from discussions with our plant and transport manager, Mark Robinson, that one of our lorries was photographed at the site (RX04 FKA) and was photographed next to a large stockpile of material which was awaiting crushing. I cannot say for certain when the photo was taken, neither can Mark, but I know that it would have been prior to its sale in. I am told the Lorry was on our operator's licence from 2004 until 2013. Sadly, due to the record keeping of the appellant companies predecessor, there are no receipts of the sale, so all I am aware of is its sale in early 2012. The photo, and operators licence record, are attached at **Appendix 2.**
- 1.9 Around the summer of 2010, PJ Brown's began further scaling down our operations at Holmbush, as the site was due to be sold for housing development. This led to the more permanent stationing of some of our processing plant at the Bolney site, and I recall as a machine operator I was often operating at one site or the other. I was based mainly at the Bolney site from around this time.
- 1.10 One instance I do remember from around 2010 was having to drive the loading shovel from the Bolney yard to Gatwick Airport where we had been drafted in to help clear snow from the runways. As I lived locally to Bolney and had a four wheel drive vehicle, I was the only one who could get to site due to the A23 being closed due to the heavy snow. I had to leave site through the landowners farm in order to gain access to the Northbound carriage way of the A23 where I also had to persuade the police to let me continue.
- 1.11 Waste materials were delivered and stockpiled until there was a sufficient amount to warrant processing, and we would then process into saleable aggregates to then be sold from the site. This same use continues today, albeit in a more intensified fashion from when we had totally moved out of our Holmbush site, but it is more or less the same activities we carried out at the holmbush site.
- 1.12 As we were established and local, the yard was used significantly as part of the A23 widening works from start to finish for the processing, and resale of aggregates. I was stationed at the Bolney yard for numerous night and day shifts in the early stages of the widening works at the A23, Handcross Hill in 2012, right up to the final resurfacing in 2014. Peter J Brown and Dave Fleming were more

involved with the logistics of those works, but I know when they were taking place, I was operating at the compound at Bolney Park Farm supplying recycled materials for the works compounds and receiving road plainings at night.

- 1.13 I am now the General Foreman of PJ Brown as well as the registered Technically Competent Manager (TCM) for the Environmental Permit we hold at the site and so have to frequently visit the site, and the compound. I have a requirement to be quite hands on, and given our base at Burlands Farm is not too far, I am easily able to accommodate any short notice meetings at the compound. Between 2010 and becoming general foreman in 2018-19, I would have spent an estimated 85-90% of my working hours operating machinery in the compound at Bolney.
- 1.14 As part of my duties, I have also engaged in seeking additional and alternative sites, not simply due to the enforcement proceedings, but because as a company we are always seeking new locations in our operational catchment, as they offer the opportunity to expand.
- 1.15 A friend of mine, made me aware that they had a challenge in securing permission for their similar operations. He helpfully provided me some email correspondence that his company had with the LPA which was submitted as part of their planning application. I attach this at **Appendix 3**. At the time, we noted what had been said about the owner of the site at Goddards Green, but we still approached him in any event, as he had contacted us regarding provision of topsoil on land also under his ownership. Whilst my initial engagement could have “gone under the radar”, we were quite open and upfront the second time around. This did not bear fruit however, as it seemed the landowner was in discussions with the LPA, and monitoring proposals of nearby sites (despite Goddard’s Green having been allocated for waste for a fair few years at that time). I attach this correspondence at **Appendix 4**, alongside later correspondence I had with Southern Water about their land adjacent the site. I believe, given the apprehension to our engagement, that either the landowner (of the allocated site) does not want to deliver the waste allocation of the site, and holds a preference for something different, or won’t permit a renting of the site for what we offered, which was at the very high end of the what the business could afford.

- 1.16 I have also contacted a number of other landowners from within our catchment to see if there is any interest in the renting of land. Most are deterred by the possibility of the use being for waste processing, those that are a possibility are not suitable due to either poor access or being too close to other properties.
- 1.17 Our area of works is generally along the M23/A23 corridor, from Brighton to London. Its been this way since I began working for the company, so I am fully aware of that, and that any new site we expand to, or have to resort to, has to be in that same catchment area. We have looked, and we have engaged, but there has been no progress.
- 1.18 The existing 'safeguarded' sites within our catchment are not realistically viable for a number of reasons some of which are listed below:
- Crawley Goods Yard, Gatwick Road, Crawley - Day Group Ltd as Day Aggregates (45,000tpa) – insufficient capacity, lack of available space
 - Eastlands Farm, Lewes Road, Scaynes Hill - D J Nichols Transport Ltd (Recorded Inactive – 5,000tpa) – inactive, insufficient capacity, nearby dwellings
 - Hurstpierpoint Sewage Treatment Works, Off Cuckfield Road, Hurstpierpoint - Edburton Contractors (16,000tpa) – insufficient capacity, poor rural access route, overly restricted, temporary
 - EWS Goods Yard, Crawley - Aggregate Industries (30,000tpa) – insufficient capacity, lack of available space
 - Rowley Farm, Lowfield Heath - Cook & Son Ltd (75,000tpa) – insufficient capacity, lack of available space, operated by competitors
 - Shoreham Cement Works, Upper Beeding - Dudman Aggregates Ltd (50,000tpa) – insufficient capacity, operated by competitor, not within catchment area
 - Newtimber Chalk Works, London Road, Pyecombe, Hassocks - Robins of Herstmonceux (25,000tpa) - insufficient capacity, operated by competitor

- Thistleworth Farm Cottage, Dial Post, Horsham, RH13 8NY - Penfold Verrall Ltd (75,000tpa) – insufficient capacity, operated by competitor, not within catchment area
- Land at Thistleworth Farm, Grinders Lane, Dial Post Horsham, RH13 8NR - A. Hyatt Contractors (25,000tpa) – insufficient capacity, not within catchment area, rent or purchase price too high

1.19 A big part of our recent work has been part of the Northern Ark development surrounding Burgess hill. We have been heavily involved in almost every single housing site in one way or another and are helping to deliver these developments sustainably not only by using recycled aggregates but also reducing Co2 and reducing the amount of waste ending up in landfill.

1.20 Since we began operating from the Bolney yard we have been instrumental in helping deliver vast amounts of local developments, both large and small. We have supplied in excess of 200,000 tons of recycled aggregates alone to local developments.

2008 - 2016 Bolnore Village ph 2-5, Haywards Heath, housing

2012 - 2014 A23 Handcross hill widening

2013 - Three Bridges Train station

2013 - 2017 Sandrocks, Haywards Heath, housing

2013 - 2023 Kilnwood Vale, Faygate, housing

2014 - 2020 Highwood, Broadbridge Heath, housing

2017 Haywards Heath train station, commercial development

2018 – ongoing Kingsway, Burgess Hill, housing

2019 London Road, Sayers Common, housing

2021 Turners Hill Road, East Grinstead, housing

2022 London Road, Bolney, housing

2022 - ongoing Hawksbourne, Rusper, housing

2022 – ongoing Ockley Park, Burgess Hill, housing

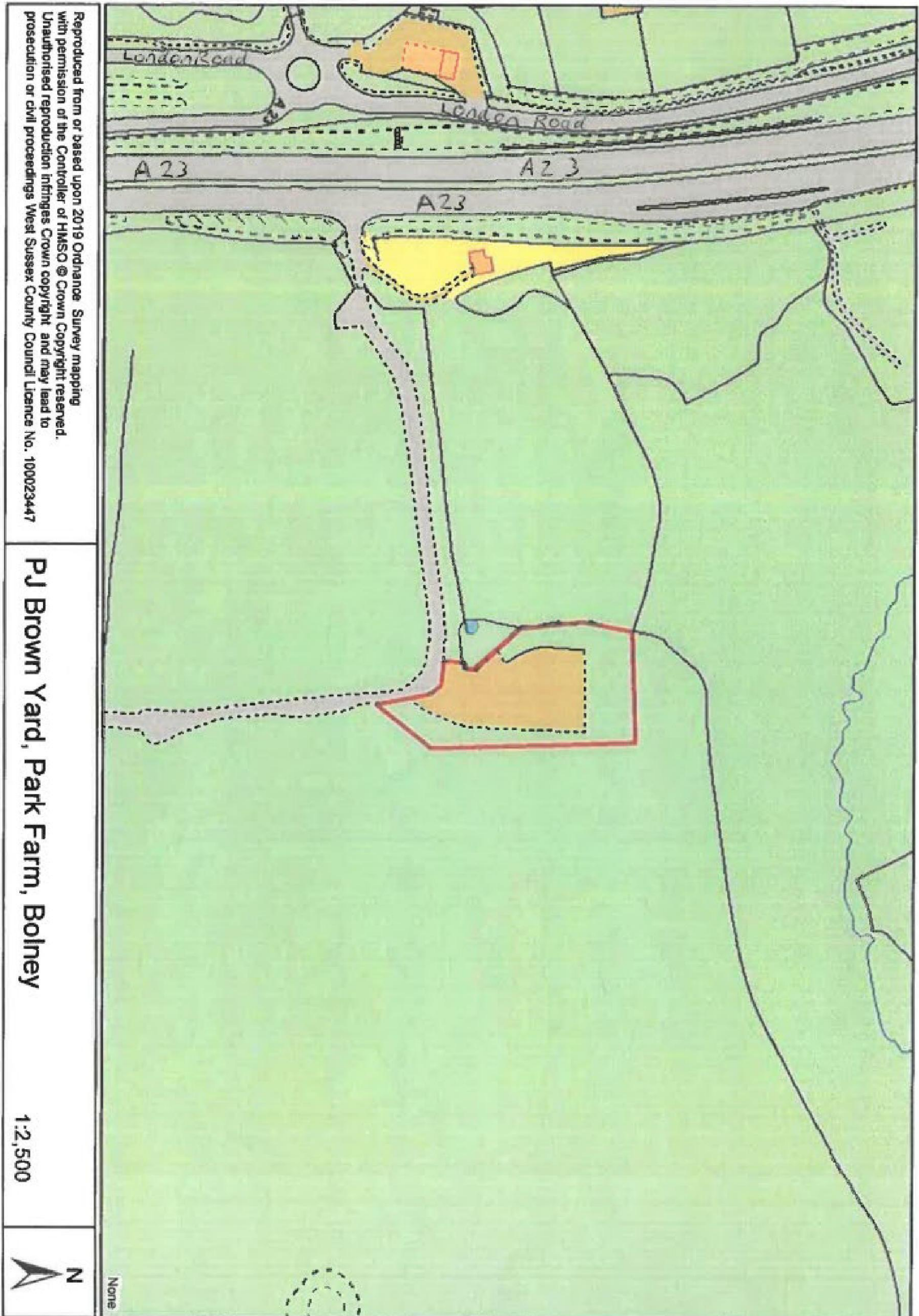
- 1.21 Our being forced to leave the yard would have major knock on effects on both the District and the County being able to meet quotas for both development and waste sent to landfill.

2.0 APPENDICES

Appendix 1	Location Plan of Appeal Site
Appendix 2	Lorry Photo & Licence Record
Appendix 3	Sweeptech Email Correspondence
Appendix 4	Goddards Green Correspondence

APPENDIX 1

Exhibit JL1



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PJ Brown Yard, Park Farm, Bolney

1:2,500



None

APPENDIX 2



RX04FKA in Bolney compound next to large stockpile of material awaiting crushing.

Tel No 0300 123 9000

Your operator licence number:
OK1094173

P J BROWN (CONSTRUCTION) LTD
BURLANDS
CHARLWOOD ROAD
IFIELD
CRAWLEY
RH11 0JZ

Date: 14 June 2013

Details of Goods Vehicles

The vehicles listed below have been authorised for use under this licence from the date(s) shown.

Registration Mark	Plated Weight	Body Type Number (see list below)	Date Specified
EA62HKH	32000	4T	18-JAN-2013
EA62HKJ	32000	4T	15-JAN-2013
EA62HKK	32000	4T	15-JAN-2013
EA62HKL	32000	4T	15-JAN-2013
EA62HKM	32000	4T	15-JAN-2013
EA62HKN	32000	4	15-JAN-2013
EA62HKO	32000	4T	15-JAN-2013
EA62HLV	32000	4T	15-JAN-2013
EA62HLW	32000	4T	15-JAN-2013
EA62HLX	32000	4T	15-JAN-2013
GD08CDE	32000	4T	16-MAR-2010
GD08OHR	32000	4T	16-MAR-2010
GF12LGC	32000	4T	29-AUG-2012
GF12LGD	32000	4T	15-MAY-2012
GF12LGE	32000	4T	11-JUL-2012
GF12LGG	32000	4T	15-MAY-2012
GF12LGJ	32000	4T	11-JUL-2012
GK58UKS	32000	4T	13-JUN-2013
GL08WKJ	32000	4T	16-MAR-2010
GL08YUH	32000	4T	16-MAR-2010
GL08YUJ	32000	4T	16-MAR-2010
GN06PJO	32000	4T	16-MAR-2010
GN08KUD	32000	4T	16-MAR-2010
GN08KUE	32000	4T	22-NOV-2010
GN08KUF	32000	4T	16-MAR-2010
GN08KUG	32000	4T	16-MAR-2010
GN08KVM	32000	4T	16-MAR-2010
GX53BXX	12000	4T	16-MAR-2010

Registration Mark	Plated Weight	Body Type Number (see list below)	Date Specified
RX04FKA	32000	4T	16-MAR-2010
RX04FKC	32000	4T	16-MAR-2010
RX04FKD	32000	4T	16-MAR-2010
RX04FKE	32000	4T	16-MAR-2010
RX04FKF	32000	4T	16-MAR-2010
RX06BZJ	32000	4T	16-MAR-2010
RX06BZK	32000	4T	16-MAR-2010
RX06BZL	32000	4T	16-MAR-2010
RX06BZN	32000	4T	16-MAR-2010
RX06CAU	32000	4T	16-MAR-2010
RX06CEK	32000	4T	16-MAR-2010
RX06CFA	32000	4T	16-MAR-2010
RX53UFU	44000	2A	16-MAR-2010
RX54FKE	32000	4T	16-MAR-2010
RX56FBZ	32000	4T	16-MAR-2010
RX56FDN	32000	4T	07-JAN-2013
RX56FKV	32000	4T	16-MAR-2010
RX56FKW	32000	4T	16-MAR-2010

Body Type Numbers

- 1 Flat or sided including skeletal
- 2 Box body or van
- 3 Tanker
- 4 Other type (such as cement mixer, live stock carrier)

T After the number refers to tipper

R After the number indicates refrigerated

A After the number indicates articulated

If a vehicle falls into more than one class, the relevant class will be shown e.g. 2-AR is an articulated, refrigerated box body.

APPENDIX 3

[Redacted]

Sent: 10 January 2014 15:18
To: Planning
Subject: FW: WSCC/084/13/HF (DMH Stallard Ref:253281-1)
Attachments: Site Specific Flood Risk Asses_12050248_1.pdf
DC/13/1791



[Redacted]

Sent: 10 January 2014 15:05
CC: [Redacted]
Subject: RE: WSCC/084/13/HF (DMH Stallard Ref:253281-1)

Dear Sam

Further to your email of yesterday and our previous email correspondence (see below) please find attached the Flood Risk Assessment for above application.

You now have all the information required and, therefore, I would be grateful if you could confirm that the application will be considered at the February Planning Committee.

Kind regards

[Large redacted block]

Sent: 09 January 2014 08:55
Subject: FW: WSCC/084/13/HF (DMH Stallard Ref:253281-1)
Importance: High

[Redacted]

I write further to my email earlier this week concerning the outstanding flood risk and drainage information. This application's status was discussed with my line manager this week and I'm advising you now that if the required flood risk and drainage information is not received by Friday 10/01/14, the application will be refused.

[Redacted]

[REDACTED]

Sent: 07 January 2014 14:32

[REDACTED]

Subject: RE: WSCC/084/13/HF (DMH Stallard Ref:253281-1)
Importance: High

[REDACTED]

Thanks for the email, it will be considered when completing the committee report.

Is there any news on the required flood risk and drainage information due this week? My committee report needs to be completed by 15/01/14 and this information will need to be consulted upon first. Late submission will risk February's planning committee being missed.

[REDACTED]

Sent: 23 December 2013 18:00

[REDACTED]

Subject: RE: WSCC/084/13/HF (DMH Stallard Ref:253281-1)
Importance: High

Dear Sam

I write in response to your email below. I attach the Secretary of State screening direction which I'm sure you will already have seen. The requested Flood Risk Assessment will be submitted to you the first week in January.

In terms of your points on Policy W3, firstly it should be noted that this is a draft Policy not yet adopted by the County, so whilst it can be given weight in determining planning applications it does not currently form part of the development plan and is subject to further determination by the Planning Inspector conducting the Public Examination. It should also be noted that we have previously accepted that this proposal does not strictly comply with Policy W3 but there are a number of circumstances which indicate planning permission should be approved in this case. However, in response to the specific criteria within the Policy that you have queried:

- Criteria i) is a new criterion that has been added as a modification following the submission of our planning application. This criteria sets out a requirement to demonstrate that the waste management facility cannot be delivered on permitted sites for built waste management facilities or on the sites allocated for that purpose by Draft Waste Local Plan Policy W10. The applicants have spent over three years trying to identify sites that would be suitable for their purposes within Sussex. The above search included the applicant:
 - engaging 4 agents, including Meyrick (see enclosed letter) all of whom specialise in Sussex commercial property acquisition
 - constructively approaching the following companies with Sussex permitted sites for site acquisition (even with us offering joint venture opportunity to help open the sale opportunity) Southern Water, Gatwick Airport Ltd.,

10/01/2014

West Sussex CC waste department, the owners of Viridor waste transfer stations, Britaniacrest, PJ Brown Ltd, Penfold Verrall, Cook & Sons, Rabbit Recycling Ltd, Dudmans, Jacques Ltd, D J Haulage, KPS Ltd., Day Aggregates Ltd., None of the companies were prepared to sell, or even entertain the grant of tenancies.

- constructively approaching numerous owners of non-permitted land along the A23/M23 corridor between Muddleswood and the start of the M25. Again, no appetite could be raised as those with land with commercial potential with good road access have focus on obtaining residential planning and have no desire to attract waste activity anyway near their sites for fear of upsetting their own development opportunities. All approaches have been rejected.

- approaching three of the owners of sites identified by West Sussex CC's Draft waste plan. Purchase of the Wealden Brickworks in Horsham but lost the bid to a competitor, Britannia Crest. BC where then approached through an agent to buy a section of the site but they refused on the grounds that they wish to keep all of it to cater for their own waste expansion. The other two sites, Goddards Green and Hickstead (latter was removed from the plan by the owner) confirmed they had no desire to allow waste activity on these plots. The remaining sites on the plan are not fit for our business given their locality or size. The core cleansing business surrounds Gatwick Airport and the M23 corridor. If the applicants are forced to operate from the likes of Ford or Chichester to meet the plan the business would close very quickly through carbon footprint that would become horrendous, the costs (substantial increased fuel costs) could not be passed on to clients as completion is very competitively priced, reduced client activity would be serviced in the working day through increased travel and that would reduce income (against the increased operational cost) and finally a large number of staff would be lost through an inability for us to meet their extra costs in travel to and from work. Most of our employees live within 10-15 miles of the application site.

On the fundamental issue of the need to acquire a site as opposed to taking out a tenancy Sweeptech are having to raise over £2,000,000.00 to deliver this recycling facility with imposed conditions including; that the applicants can prove a) clean title on the site and b) the grant full planning and permitting to allow the facility to operate. All lenders have refused to lend if we are only a tenant as the equipment build is bespoke, fixed and has to operate for 10 years to satisfy the debt repayment.

- Criteria iii) is a criterion that was included within the policy when the application was submitted. This criterion indicates that outside the areas of search facilities will only be acceptable if they are small scale and to meet a local need. Clearly that ultimately depends on the definition of 'small-scale' and 'local need'. As we have set out within our planning statement 92% of the waste handled by the facility will originate from Sussex on behalf of Sussex based client's such as West Sussex County Council, Gatwick Airport, The Highway Agency and Brighton and Hove City Council. The facility will, therefore, be processing the majority of local road swept and gully waste if the definition of local is at County level. Furthermore, the applicant is also keen to encourage and further develop existing links with the local community in terms of the educational aspects of recycling.

Whilst recognising that this application proposal does not neatly fall within the limitations of Policy W3 of the Waste Plan, as set out within our Planning Statement in our view there are a number of considerations that indicate the development should be permitted. These can be summarised as below.

- The Application Proposal would result in the relocation and improvement of an existing business that currently operates a short distance from the site north east of Henfield on Henfield Road.
- The Application Proposal would make use of a previously developed site with an established storage and distribution use. The B8 use is wholly unrestricted and could be reused by any B8 user operating at any time day or night and with as many traffic movements as necessary. The entirety of the site is already hard landscaped reducing the need for new built development to a small barn and portakabin.
- The Application Site is located on the A2037 which links to the A23 and A24 and would make use of roads already used by the Applicant's existing facility which lies on Henfield Road. There would be a reduction in traffic movements over those which could be generated by the approved use. Therefore, the scheme will not result in any increase in the HGV movements on local roads.
- As a site with an unrestricted B8 use traffic movements to and from the site are completely unrestricted whilst this current proposal would give the County Council some control over the sites use.
- The location is otherwise acceptable in terms of the tests set out by PPS10, which remains as the Government's Guidance in terms of planning matters relating to waste developments.

In view of these above comments it is considered that the benefits of the proposed development to a) make use of an existing site described above, b) retain and enhance an existing business within Henfield and West Sussex and c) provide an important facility to reduce the amount of waste going to landfill should be determinative. In addition the proposal would have very little impact in terms of the general amenity/character of the locality and in comparison with an unrestricted B8 use/builders merchant would represent a more favourable development (a number of residents have

remarked about night time activity and noise from this former use). The unrestricted B8 use ("the fall back position") is an important and material planning consideration. In the circumstances, our view is that the planning balance weighs heavily towards approving the development.

Finally, the failure to obtain planning and permitting on this site, by February 2014, will result in job losses of over 30 local people as our existing tenancy expires in April 2014 and our existing site cannot cope with our existing contracts let alone the future contracts we have secured with the substantial sustainability improvements that Henfield can deliver our clients and their stakeholders.

I trust that you will take these comments into account when drafting your Committee Report.

Kind regards



Sent: 12 December 2013 17:34

Subject: WSCC/084/13/HF

Importance: High

Dear Peter,

Further to our recent correspondence, this application is unfortunately not presently in a position to go to planning committee on 14/01/14 for the following reasons.

- 1) The Secretary of State will not be responding with a Screening Direction on WSCC's Screening Opinion until the w/c 16/12/13, although it could be as late as 30/12/13.
- 2) Inadequate and insufficient mandatory information relating to flood risk and drainage has been submitted to date. The application cannot be appropriately assessed in this regard. In its current form, with objections raised by WSCC'S Drainage Strategy (and concerns raised by Horsham DC), the application could only be recommended for refusal, being contrary to WSCC emerging policies (W16 and W17), Horsham DC policy (DC7) and the NPPF (2012). This I believe your client would not want.
- 3) Based on 1) and 2) above, WSCC's internal report deadlines cannot be met.

Following the SoS's decision, if they agree with WSCC's Screening Opinion, and upon timely receipt of adequate and sufficient flood risk and drainage details, WSCC County Planning will then be able to make a fully informed recommendation to planning committee. You stated in your email dated 06/12/13 that flood risk and drainage concerns "*could be dealt with via condition as no consultees have raised in principle concerns*". This is incorrect as those consultees have not to date been able to fully assess the proposal in this regard.

- 4) I also need to request from you clarification on how the proposal complies with Policy W3 (Location of Built Waste Management Facilities) in the October 2013 submission version of the draft WSCC WLP, specifically (a) (i) but also (a) (iii), with the site being located outside the area of search. The application does not address this satisfactorily although Policy W3 has changed since both the pre-

10/01/2014

application meeting took place and when the application was submitted. Please advise along with the flood risk and drainage details above.

The February committee meets on 04/02/14 and my report will need to be completed by 15/01/14. I appreciate that this is a further delay, however, much of it is outside of WSCC's control.



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APPENDIX 4

From: [Jim Legate](#)
To: Charles Worsley
Subject: Re: Land at goddards green

Dear Charles,

I hope all is well with you and yours.

I just thought I'd drop you an email to see how things were going with the local plan and if there's been any further discussion on the use of the land at Goddards Green?

We remain interested in the land or any other site's that you think might be suitable and would be open to discussion with yourselves and the local authorities as and when the opportunity arises.

Kind regards,

Jim Legate

P J Brown (civil engineering) Ltd

Tel: +44 (0)1293 544856

Mob: +44 (0)7940 315681

Web: www.pjbrown.co.uk

On 4 Oct 2020, at 18:29, Charles Worsley <[REDACTED]> wrote:

Dear Jim,

Thank you for your email, we have discussed your proposal for the land at Goddards Green, we think as there is a larger area of land nearby in consideration under the current planning consultations by Mid Sussex District Council, now would not be the time to advance detailed plans for the land you have looked at.

Once we get to a more advanced stage in the current plan forming process, probably next spring, we will look again at what is the most suitable use in discussions with both WSCC and MSDC, until then I thank you for your proposal and we look forward to being in contact again in the future.

Thanks,

Charles

Office: 01444 881161

Mobile: [REDACTED]

On 2 Oct 2020, at 17:41, Jim Legate <jim.legate@pjbrown.co.uk> wrote:

Dear Charles,

I hope this finds you well.
It's been a while since our last correspondence, i thought I'd drop you an email to see if you've had a chance to consider my proposal for the land at Goddards Green.
I look forward to hearing from you

Kind regards,

Jim Legate

P J Brown (civil engineering) Ltd

Tel: +44 (0)1293 544856

Mob: +44 (0)7940 315681

Web: www.pjbrown.co.uk

Begin forwarded message:

From: Charles Worsley

<[REDACTED]>

Date: 24 August 2020 at 12:49:13 BST

Subject: Re: Land at goddards green

Dear Jim,

Thanks for your email, due to the changing weather conditions the landscaping is still to fully start, if we require the top soil Dean ([REDACTED]) who is on site will contact you.

I'm currently away from the office, when I'm back I'll look at your proposal on the Goddards Green land.

Thanks,

Charles

Office: 01444 881161

Mobile: [REDACTED]

On 23 Aug 2020, at 13:58, Jim Legate
<jim.legate@pjbrown.co.uk> wrote:

Dear Charles,

Having not heard back from you on the topsoil at Wineham i presume you will not be needing our services on this?

On the subject of the land at Goddards Green, would it be possible to reopen discussions on this?

We would be interested in taking on half of the 5ha site to be used as our recycling centre. We would take care of obtaining any planning and environmental permissions and cover all and any costs associated with this. If/when permissions are granted and permits are obtained our offer to you would be £150,000 per year as rent for the land.

Please do let me know if this offer is of interest to you or if you would like to discuss further.

Kind regards,

Jim Legate

P J Brown (civil engineering) Ltd

Tel: +44 (0)1293 544856

Mob: +44 (0)7940 315681

Web: www.pjbrown.co.uk

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From: [Jim Legate](#)
To: [REDACTED]
Subject: topsoil and land at goddards green

Dear Charles,

It was good to talk to you on the phone the other day.

In regards to the soil needed at the farm there are two options.

A, we can supply you with grade B screened general purpose topsoil at a cost of £180+vat per load, this could be done whenever needed as the amount of material you require is readily available.

Option B, we can supply you with as dug topsoil free of charge. The only downfall to this would be that we would need to wait for the right material to come along so cannot give a guaranteed time frame. I can liaise with Dean to gain access as and when we get the right material

On the subject of the potential site at Goddards green, would it be ok for me to take a few colleagues to have a quick look at the site? Just a low key walk over of the site boundary, we would then put together a proposal for your consideration.

Kind regards,

Jim Legate

P J Brown

Tel: +44 (0) 1293 844217

Mob: +44 (0) 7940 315681

Web: www.pjbrown.co.uk

P J Brown

Burlands Farm

Charwood Road

Crawley

West Sussex

RH11 0JZ

From: [Jim Legate](#)
To: ["Johnson, Mark"](#)
Subject: RE: Goddards Green WTW

Good afternoon Mark,

I just thought I'd follow up on this to see if you had anything available?

Kind Regards,

Jim Legate

P J Brown (Civil Engineering) Ltd

Tel: 01293 544856

Web: www.pjbrown.co.uk



Burlands Farm, Charlwood Road, Crawley, West Sussex, RH11 0JZ

Company Registration No: 07185077

From: Jim Legate

Sent: Tuesday, May 23, 2023 10:21 AM

To: Johnson, Mark <Mark.Johnson@southernwater.co.uk>

Subject: Re: Goddards Green WTW

Hi Mark,

Thanks very much for the email, i look forward to hopefully hearing from you soon.

As mentioned in my initial email, it can be quite a small scale, flexible operation so we'd be interested to discuss any options that might be available.

Kind regards,

Jim Legate

P J Brown

Tel: +44 01293 544856

Web: www.pjbrown.co.uk

On 23 May 2023, at 10:15, Johnson, Mark <Mark.Johnson@southernwater.co.uk> wrote:

Dear Mr Legate,

I am writing in response to your email regarding available land at our Goddards Green WTW.

I am currently liaising with our site team to see if there are any suitable areas at the site. I will feedback as soon as I have news.

Thank you for contacting Southern Water.

Kind regards,

Mark.

Mark Johnson

Property Asset Manager

For and on behalf of **Southern Water Services Limited**

E: mark.johnson@southernwater.co.uk

M: 0777 555 1513

<image002.png>

Making it **SIMPLER** to get things done, **EASIER** for our teams, **BETTER** for our customers and regulators.

From: Jim Legate <jim.legate@pjbrown.co.uk>

Sent: 11 May 2023 13:30

To: Mayall, Charlotte <Charlotte.Mayall@southernwater.co.uk>

Subject: Goddards Green WTW

You don't often get email from jim.legate@pjbrown.co.uk. [Learn why this is important](#)

Dear Ms Mayall,

Firstly, apologies if this isn't your department, I'd appreciate if you'd point me in the right direction if not.

I work for a large civil engineering & haulage company based in Crawley, West Sussex. We are currently on the lookout for sites within the Mid Sussex area that would accommodate some of our inert recycling activities. While scouring google earth I couldn't help but notice your sites at Goddards Green and on the A272, Cuckfield bypass that seemed to have some areas available.

Ideally, we're looking for something around 1-2 acres and can either be on a permanent or temporary basis so as not to limit you on your expansion. Our operations would involve little to no actual permanent infrastructure so really can be quite flexible.

All planning and environmental permits and permissions would be taken care of by us to ensure everything is above board.

If there are opportunities at either of these sites or in fact any others you may have on your books and or under your control, we'd be very interested in discussing this further.

Thank you for your time and I look forward to hopefully hearing from you soon.

Kind Regards,

Jim Legate

P J Brown (Civil Engineering) Ltd

Tel: 01293 544856

Web: www.pjbrown.co.uk

<image001.jpg>

Burlands Farm, Charlwood Road, Crawley, West Sussex, RH11 0JZ

Company Registration No: 07185077

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