

From: Henry Brown <henry@theplanninglab.com>
Sent: 13 February 2026 17:25:43 UTC+00:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>; "Kelly Ryder" <kelly@theplanninglab.com>
Subject: Re: Wakehurst LCRN

Hi Katherine

Thanks for the update, that's really helpful.

Happy to agree the extension as proposed but it would be great to get the decision asap next week.

Have a great weekend.

Henry Brown | Associate
The Planning Lab
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From: Katherine Williams <katherine.williams@midsussex.gov.uk>
Date: Friday, 13 February 2026 at 17:21
To: Henry Brown <henry@theplanninglab.com>, Kelly Ryder <kelly@theplanninglab.com>
Subject: RE: Wakehurst LCRN

Good Afternoon,

Thank you for your previous emails and my apologies for the delay in my response.

I have considered the comments within Kelly's email below, and given the overall reduction of the proposal in relation to the original permission and the accompanying landscaping the plant enclosure and retention of the existing boundary treatment is considered acceptable, and the harm identified by Emily Wade is considered to be outweighed by the public benefit of the proposal.

The application will therefore be recommended for approval, with the final decision with management.

To allow this to take place in time I would like to request an extension of time to next Friday (20th February), please let me know if this is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
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From: Henry Brown <henry@theplanninglab.com>
Sent: 10 February 2026 10:57
To: Kelly Ryder <kelly@theplanninglab.com>; Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: Re: Wakehurst LCRN

Hi Katherine

Further to Kelly's emails below on the comments from Emily and the landscape officer, could you confirm that you have everything needed to determine the application?

If so, could you let us know when we will receive the decision?

Kind regards

Henry Brown | Associate
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From: Kelly Ryder <kelly@theplanninglab.com>
Date: Monday, 2 February 2026 at 15:42
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Henry Brown <henry@theplanninglab.com>, Shonagh Ramsay <shonagh@theplanninglab.com>
Subject: Re: Wakehurst LCRN

Hi Katherine

Further to your other comment from the landscape consultant, I understand that the Sambucus Nigra was omitted from the scheme. The attached revised drawings and specs confirm this. The excel spreadsheet also identifies the proposed replacement species in proportion to the loss of the SN.

Please let Shonagh or I know if you need anything further on this?

Thanks
Kelly

Kelly Ryder | Principal Director
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From: Kelly Ryder <kelly@theplanninglab.com>
Date: Monday, 2 February 2026 at 13:55
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Henry Brown <henry@theplanninglab.com>, Shonagh Ramsay <shonagh@theplanninglab.com>
Subject: Re: Wakehurst LCRN

Dear Katherine

Thank you for forwarding Emily's heritage comments. I wanted to respond to those points in the context of the overall planning balance you are considering.

I note Emily's conclusion that, with the exception of the southern boundary and plant enclosure, the revised scheme has broadly similar, and in some respects slightly reduced, heritage impacts compared to the approved scheme. I also note that the impact identified in relation to the Registered Park and Garden is characterised as a

reversal of a previously identified slight benefit, resulting in a low level of less than substantial harm, rather than a materially new or intensified effect.

In relation to the southern boundary, the land immediately to the south of the application site is not part of the publicly accessible Wakehurst gardens and has long functioned as a back-of-house operational area, historically associated with horticultural servicing. It is gated from the main gardens, screened by existing trees, and continues to serve an important security and safety function, particularly given the proximity of water features and use by school groups. For these reasons, the complete removal of a physical boundary in this location is not feasible, and some form of robust boundary will always be required.

In terms of the plant enclosure itself, the revised proposals reduce the height and scale of the approved buildings and reposition elements to limit visibility. The updated visual material demonstrates that views from the Registered Park and Garden remain very limited and broadly comparable with the consented position.

Against this background the heritage effect identified by Emily appears limited and localised, and at the lower end of “less than substantial harm”. On this basis, I would be grateful if you could confirm that this is something that could be taken into account alongside the wider public, heritage and operational benefits of the scheme, which remain unchanged from the approved development, as part of the overall planning balance.

By way of context, those wider benefits include the delivery of nationally significant conservation and research facilities for RBG Kew, securing the long-term viable use of Havelock Farm in a manner consistent with its historic role within the Wakehurst estate, the removal of unsympathetic later agricultural buildings, and landscape and biodiversity enhancements that improve the site and its wider setting. These benefits formed a key part of the justification for the original consent and continue to apply to the revised scheme, and, taken together, remain sufficient to outweigh the identified level of less than substantial harm, notwithstanding the minor change to one element of the scheme that previously delivered a slight benefit.

I also note Emily’s comments regarding the treatment of the existing blockwork wall. I recognise that this is one of the matters you will be considering as part of your assessment of the application. If, in that context, you consider that the detailed treatment of the southern boundary needs to be addressed, that could be done through a planning condition, provided it is clear that an effective physical boundary must be retained for safety and security reasons and that the scale, form and operation of the plant enclosure are not reopened.

I hope this is helpful, but please do let me know if you would like to discuss this further.

Kind regards
Kelly

Kelly Ryder | Principal Director
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From: Katherine Williams <katherine.williams@midsussex.gov.uk>
Date: Friday, 30 January 2026 at 16:22
To: Shonagh Ramsay <shonagh@theplanninglab.com>
Cc: Kelly Ryder <kelly@theplanninglab.com>, Henry Brown <henry@theplanninglab.com>
Subject: RE: Wakehurst LCRN

Dear Shonagh,

Thank you for your email and my apologies for the delay in my response to Henry's previous emails.

I have now received the attached comments from the Council's Conservation Officer who raises concerns regarding the retention of the blockwork wall as part of the amended plans and landscaping details and requests that this is amended.

It is also noted that the Landscape Consultant requests an alternative species to *Sambucus nigra*, as it suppresses the growth of less vigorous species within the mix.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
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From: Shonagh Ramsay <shonagh@theplanninglab.com>
Sent: 29 January 2026 17:24
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Kelly Ryder <kelly@theplanninglab.com>; Henry Brown <henry@theplanninglab.com>
Subject: Re: Wakehurst LCRN

You don't often get email from shonagh@theplanninglab.com. [Learn why this is important](#)

Hi Katherine

Further to Henry's email, please could you come back to us on the below points re. Comments from Emily, and conditions?

I also note that the Millennium Seed Bank application was submitted via the planning portal on 27 January (ref. PP-14650208), please could you let me know if this has been received and timescales for validation?

Happy to chat through anything.

Best

Shonagh

Shonagh Ramsay | Senior Planner

The Planning Lab

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From: Henry Brown <henry@theplanninglab.com>

Date: Friday, 23 January 2026 at 17:21

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: Shonagh Ramsay <shonagh@theplanninglab.com>, Kelly Ryder <kelly@theplanninglab.com>

Subject: Re: Wakehurst LCRN

Hi Katherine

Have you had any comments through from conservation yet? As the determination date is coming up on Tuesday 27th it would be great to check that there are no issues/ whether there's any further information you need?

Could you also confirm if you're proposing to keep the list of conditions the same as previously approved? Let me know if you're proposing to include any additional conditions, and could you also confirm that the pre-commencement conditions which were previously discharged will be removed, or a note added to confirm they are no longer applicable?

I'm going to be on leave from Tuesday until Feb 5th, so if you need anything in the meantime please could you copy my colleagues Kelly and Shonagh.

Kind regards

Henry Brown | Associate
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From: Henry Brown <henry@theplanninglab.com>

Date: Tuesday, 20 January 2026 at 15:16

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: Re: Wakehurst LCRN

Hi Katherine

I just wanted to check if you'd received comments from Emily yet? Let me know if there's anything it would be helpful to discuss.

Kind regards

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From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Date: Friday, 9 January 2026 at 10:42

To: Henry Brown <henry@theplanninglab.com>

Subject: RE: Wakehurst LCRN

Hi Henry,

Thank you for your email.

I expect comments from Emily by the end of next week. I will be in touch once these have been received.

With regards to the documents submitted by 4 Pond Cottage, these were provided alongside a letter of representation with concerns regarding land ownership. These comments appear to be similar to those raised under the original application and already addressed.

Kind Regards

Katherine Williams BSc (Hons) MSc
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From: Henry Brown <henry@theplanninglab.com>
Sent: 08 January 2026 18:17
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: Wakehurst LCRN

Hi Katherine

Now that the consultation period for the application has ended, I wanted to check if you were planning to determine the s73 under delegated powers? I think we're still waiting for comments from Emily - have you heard anything on when we can expect these?

I can also see a number of documents have been received from 4 Pondfield Cottages. I'm not totally clear what all of them relate to but please do let me know if you have any questions or need any additional information from us.

Kind regards

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