

Katherine Williams

From: Toby Deacon [REDACTED]
Sent: 27 May 2025 13:09
To: Katherine Williams
Cc: Simon Bareham; Helena Browne; Chantae Bleakman-Wells
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

In response to the issue raised by ecology we would like to make the following rebuttal:

We understand that the *existing location plan* shows the redline for the wider site ownership. However, also included and approved in the application was a *proposed location plan (scale 1:1250)*. The measurement for the BNG data was reasonably taken from the site's impact area in the southern paddock as shown on the proposed location plan redline area.

The submitted BNG calculations are therefore appropriate in the context of the site and development. Given that the approved proposed location plan clearly limits the development to the paddock area, it would be unreasonable to require baseline figures based on the wider site ownership. This wider site being shown by the blue line in the approved proposed location plan.

In addition, the extent of the red line for BNG purposes could have reasonably been raised by the ecologist earlier in the process, and we believe it is disproportionate for it to delay approval at this stage.

We ask that this issue is reconsidered, and we reaffirm the BNG measures are sufficient and reasonable in relation to the impact area of the actual development. This condition discharge application therefore warrants approval due to BNG of 10% being reached based on the area of habitat impact as per the proposed location plan.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Katherine Williams <katherine.williams@midsussex.gov.uk>
Sent: 13 May 2025 08:59
To: Toby Deacon [REDACTED]
Cc: Simon Bareham [REDACTED]; Helena Browne [REDACTED]; Chantae Bleakman-Wells [REDACTED] >
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for the delay.

Please see the attached latest comments from the Council's Ecologist, who still requires further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Toby Deacon [REDACTED] >
Sent: 07 May 2025 13:15
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED]; Helena Browne [REDACTED];
Chantae Bleakman-Wells [REDACTED] >
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

Please could we receive an update to how ecology have responded to this information.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Toby Deacon
Sent: 27 March 2025 14:37
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED]; Helena Browne
[REDACTED]; 'Chantae Bleakman-Wells' [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

[REDACTED]

I trust these documents are now acceptable. If possible, could you advise on the expected timeline for the final discharge?

Additionally, do you anticipate reconsulting ecology, or are you satisfied that the updated plan and calculations are sufficient to approve this condition?

I look forward to your response.

Kind regards,

Tobias Deacon BSc
Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Chantae Bleakman-Wells [REDACTED]
Sent: 27 March 2025 11:22
To: Katherine Williams <katherine.williams@midsussex.gov.uk>; Toby Deacon [REDACTED]
Cc: Simon Bareham [REDACTED]; Helena Browne [REDACTED]
Subject: Re: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Thanks for sending through the comments.

Please see the attached Scenario B metric, which is updated to reflect the comments.

Due to the changes, I have had to increase the area of other neutral grassland to be enhanced (previously 0.109Ha, now 0.122Ha). I have therefore attached the updated BNG report and HMMP.

Please let me know if you require anything else.

Kind regards,

Chantae Bleakman-Wells
Consultant Ecologist
Arbtech Consulting Ltd

[REDACTED]
w: arbtech.co.uk

THE UK'S LEADING ECOLOGICAL CONSULTANCY

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

Sent: 27 March 2025 10:33

To: Toby Deacon [REDACTED]

Cc: Simon Bareham [REDACTED]; Chantae Bleakman-Wells [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for the delay in my response [REDACTED]

Attached are the comments from the Ecologist, who still require further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
<http://www.midsussex.gov.uk/>

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II - SAVE A TREE Only print this email if absolutely necessary.

-----Original Message-----

From: Toby Deacon [REDACTED]

Sent: 18 March 2025 14:38

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

Cc: Simon Bareham [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Apologies for the chase but we would really like to understand the Council's views on our BNG management plan.

Are you able to give your ecologist a nudge?

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD

[REDACTED]

-----Original Message-----

From: Toby Deacon

Sent: 03 March 2025 11:37

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

Cc: Simon Bareham [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

I appreciate it has only been a couple of weeks, but has your ecologist been able to provide any comments on the BNG management plan yet?

I trust all is well, looking forward to your response.

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

-----Original Message-----

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

Sent: 14 February 2025 16:03

To: Toby Deacon [REDACTED]

Cc: Simon Bareham [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for missing Simon's attached email.

The management plan has been sent onto the Council's Ecologist for comment.

In terms of the legal agreement, this is required during the course of an application where the onsite BNG is considered to be significant, which is assessed on a case by case basis. The BNG for this proposal was not considered to be significant and therefore no legal agreement was required for the proposal.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
<http://www.midsussex.gov.uk/>

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-----Original Message-----

From: Toby Deacon [REDACTED]
Sent: 11 February 2025 15:38
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED]
Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

Thank you for your patience with this application,

Please find our BNG management plan as requested attached,

When convenient, please could you also advise on the process to secure this plan with the Council's legal team?

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

-----Original Message-----

From: Simon Bareham [REDACTED]
Sent: 24 December 2024 09:47
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>; Toby Deacon [REDACTED]
Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine

Thanks for sending through. I've sent on to Arbtech for them to comment on the ecological matters raised - though suspect we won't hear from them until the new year.

With regard to the legal agreement - would this not be similar to a planning application, where the Council would offer to draft (as a chargeable item of work)? If you can let us know on that point, as otherwise our client will have to look for external solicitors to draft the legal agreement.

Kind regards,

Simon Bareham BSc(hons) PGDip MRTPI
Director

Lewis & Co Planning
town planning consultants
2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

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-----Original Message-----

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

Sent: 24 December 2024 09:22

To: Simon Bareham [REDACTED]

Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Simon,

Please see the attached comments from the Council's Ecologist, who requires further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
<http://www.midsussex.gov.uk/>

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-----Original Message-----

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>

Sent: 23 December 2024 17:15

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

Cc: planninginfo <planninginfo@midsussex.gov.uk>

Subject: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine

Please find attached our ecology comments on the above discharge of condition application.

Please do contact us with any queries.

Best wishes
Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant

Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk

web: <http://www.placeservices.co.uk/>

linkedin: <https://www.linkedin.com/in/gen-broad-59428b47/>

My working days are Mon, Tue, Thu

-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: Monday, December 2, 2024 9:53 AM

To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>;
planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/24/2758. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer katherine.williams@midsussex.gov.uk

Regards

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