From: Mark Bewsey <Mark.Bewsey@dhaplanning.co.uk>
Sent: 13 October 2025 15:34:21 UTC+01:00
To: "Marc Dorfman" <Marc.Dorfman@lewes-eastbourne.gov.uk>; "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "James Emery" <James.Emery@lewes-eastbourne.gov.uk>; "Neil Collins" <Neil.Collins@lewes-eastbourne.gov.uk>; "Steve O'Grady" <steveo@catesbyestates.co.uk>; "Ian Humble" <ianh@catesbyestates.co.uk>; "Noora Koetje" <Noora.Koetje@dhaplanning.co.uk>
Subject: RE: DM/25/0827
Attachments: 25-09-30 - Woodland Trust.pdf, 25-10-03 - Urban Designer.pdf

Dear All

We continue to monitor the consultation responses as they come in. Most significantly at the moment are the consultation responses from the WSCC LLFA (as outlined below) and MSDC's Ecological Consultant, as helpfully forwarded by Steven on Friday. We are working to address these comments.

I write to query the status of some of the further comments, and I would also like to take the opportunity to clarify the position in respect of the attached two comments which have been made to the MSDC application:

- Urban Designer – we note and welcome the positive nature of these comments, and we are pleased to see that Ms Kramarczyk-Dillon agrees that the scheme demonstrates a suitable and thoughtful response to the site and its setting, and accordingly that she raises no objection. Steven – in respect of the two detailed recommendations she gives, it is our position that these could and should be picked up with and dealt with through the reserved matters process. Would you agree?

- Woodland Trust – the comments of the Woodland Trust are disappointing. Critically, the response demonstrates in the 4th paragraph a significant misunderstanding of the extent of the buffer zone shown within the DAS Addendum. The distances labelled on the plan of 19m and 27m (as picked up by the WT), and 45m, are the varied distances between the edge of the 15m buffer zone and the nearest development. Accordingly, the true to distance from the edge of the Ancient Woodland is 15m plus these distances, and therefore a minimum offset of 34m.

  It is surprising to see the WT criticising the lack of analysis in relation to the current recreational use of the woodland. This is not something we would expect to do. We have followed the standard advice in order to provide the minimum buffer plus a significant additional offset, plus we've proposed thorny planting and fencing to prevent access. This application goes further than most in respect of measures to protect Ancient Woodland and we do not see the need to provide any further analysis.

  In addition, the AIA demonstrates that T3 is a category U tree featuring major decay, significant die-back, major deadwood, and evidential decline.

  Steven – I would be grateful for your thoughts in terms of how/ whether we should response to the WT comments, as we consider that we have gone far enough with the application, but if you disagree, please let me know.

Outstanding Comments

I note that Marc kindly offered to chase ESCC LLFA below. I've not seen anything from them so I assume their consultation response remains outstanding, and that the same is true of ESCC Highways? These are clearly key consultees and we are keen to understand where we sit asap. I believe we are also awaiting comments from:

- MSDC's Conservation Officer
- Both Councils' Tree Officers
- Both Councils' Housing Officers

Are there any other significant comments still awaited? Would officers look to chase any further outstanding comments so that we are able to progress?

EOT

I believe the most recently agreed EOT ran until the end of September. We'd be happy to agree a further extension, would an extension to the end of the year work for you?

Kind regards

Mark

Mark Bewsey MRTPI
Director

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From: Marc Dorfman <Marc.Dorfman@lewes-eastbourne.gov.uk>
Sent: 02 October 2025 10:15
To: Mark Bewsey <Mark.Bewsey@dhaplanning.co.uk>; Steven King <Steven.King@midsussex.gov.uk>
Cc: James Emery <James.Emery@lewes-eastbourne.gov.uk>; Neil Collins <Neil.Collins@lewes-eastbourne.gov.uk>; Steve O'Grady <steveo@catesbyestates.co.uk>; Ian Humble <ianh@catesbyestates.co.uk>
Subject: RE: DM/25/0827

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Dear Mark and Steven, we/Lewes will chase ESCC SUDs. Thanks for your patience.
Best wishes

Marc Dorfman
Senior Special Advisor Planning
Development Management for Lewes
Lewes District Council & Eastbourne Borough
Council
Marc.Dorfman@lewes-eastbourne.gov.uk
Tel. 07808 260986

From: Mark Bewsey <Mark.Bewsey@dhaplanning.co.uk>
Sent: 02 October 2025 10:02
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: James Emery <James.Emery@lewes-eastbourne.gov.uk>; Marc Dorfman <Marc.Dorfman@lewes-eastbourne.gov.uk>; Neil Collins <Neil.Collins@lewes-eastbourne.gov.uk>; Steve O'Grady <steveo@catesbyestates.co.uk>; Ian Humble <ianh@catesbyestates.co.uk>
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Steven, James, Marc,

This morning I have been in a meeting with Catesby and their drainage engineers RPS, to discuss the WSCC LLFA response. There is a strategy for dealing with each of their comments. We are conscious though that we do not have the ESCC response and we are concerned that there could be conflicting or overlapping requests. Do you have any idea about when this response will be issued, and/or could the ESCC LLFA be chased? We'd rather avoid abortive work or even the submission of a response to the WSCC comments without knowing what ESCC will say.

Kind regards

Mark

Mark Bewsey MRTPI

Director

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From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 29 September 2025 18:40
To: Mark Bewsey <Mark.Bewsey@dhaplanning.co.uk>
Cc: James Emery <james.emery@lewes-eastbourne.gov.uk>; Marc Dorfman <marc.dorfman@lewes-eastbourne.gov.uk>; Neil Collins <neil.collins@lewes-eastbourne.gov.uk>
Subject: DM/25/0827

[External email - This message originated from outside DHA – prior to opening any attachments or opening links, please ensure their authenticity with the sender]
Dear Mark

I've received the attached consultation response from WSCC LLFA today. As you can see, they have requested further information. I have not seen a response from ESCC LLFA yet.

I would suggest that once ESCC have also provided their response, you would be able to consider both sets of comments together.

Regards

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