

From: GRAY MICHEAL <michael.gray67@ntlworld.com>
Sent: 30 June 2026 16:34:53 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Cc: "Mark Tuppen" <mtuppen@mac.com>
Subject: DM/26/1225 - Down Park Place, Turners Hill Road, Crawley Down, W Sussex
Attachments: Self Build Certification Forms.pdf, Tree Report.pdf, Additional Surface and Foul Water Information.pdf, Percolation test.pdf, Drainage Pathway Information.pdf, Revised site plan repositioning rainwater harvesting tank.pdf
Importance: Normal

Dear Andrew,

Following your recent various email communications, I write to supply the following additional information.

Self-Build Certification Forms

A set of completed forms is attached. The applicants plan this dwelling as their retirement home. The dwelling has been designed by themselves in conjunction with an architect. They will commission a builder to construct the dwelling but will oversee and manage the build contract themselves. The project will be self-financed.

Arboricultural Report

A Tree Report was submitted with the application, but it seems to have gone missing somewhere between the Planning Portal and yourselves. A further copy is attached. It is the same Report as prepared on the earlier outbuilding application, but remains relevant because the siting of the dwelling is exactly the same as the approved outbuilding.

The footings for the approved outbuilding have been constructed and these will be used in the construction of the proposed dwelling, if approved.

Landscaping Plan

Landscaping details were submitted with the Biodiversity information. I do accept that BNG is not relevant to this proposal, given that it is a self-build dwelling that is proposed. I am happy for your Landscape/Tree Officer to comment on these details, but would advise that landscaping can be made a condition on any planning consent.

Drainage Information

Additional comments from our Drainage Engineer are attached along with a Percolation Test Plan. There is also an amended block plan which re-sites the Rainwater Harvesting Tank. As sited originally, this was on top of the already installed Package Treatment Plant.

There is also further information concerning the pathway of the drainage ditch into which discharge is to be made. The ditch is part of the very upper reaches of the River Medway Catchment Area.

Protected Species

The former building on the site suffered storm damage in the Winter and has been removed for safety reasons. There is therefore considered no need for additional bat survey work to be undertaken.

As regards Great Crested Newts, I have contacted Nature Space Partnership and am awaiting their response. I understand that they are partners with your Authority in respect of GNC issues. The applicants are happy, in principle, to make a financial contribution to off-site habitat improvement, so as to avoid unnecessary site survey work.

There are a number of ponds within 500 metres of the application site, but none within 120 metres. None of these ponds are in the applicant's ownership, making survey work difficult. Whilst not having first hand experience of working with Nature Space Partnership, there does appear to be a simpler route to obtaining a satisfactory outcome.

I am aware that the 8 week period for this application is due to expire on the 14th July. I am happy to agree an extension of time to enable further consultation work to be undertaken. It would also enable a response to be received from Nature Space Partnership.

Kind regards,

Michael Gray
South Eastern Planning Services Limited