

From: Andrew Bond <ABond@barterhill.co.uk>
Sent: 10 August 2026 09:48:33 UTC+01:00
To: "Pierre Lederer" <pierreleder1@googlemail.com>; "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "planninginvestigations" <planninginvestigations@midsussex.gov.uk>; "Douglas Drysdale" <douglas@wasarchitects.co.uk>
Subject: 10056 - RE: DM/24/1340 - EF/26/0195 - Former Police House

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

Good morning Pierre,

I have reviewed the comments and, from what I can see, there appears to be some confusion over which version of the calculations is being referred to.

The impermeable areas used are the same as those from the flow calculations previously provided. There is no additional flow included within the simulation settings or at the individual nodes, so any off-site area has already been accounted for within the areas entered against the relevant nodes.

I also note that there is approximately 90m² of additional area within the calculations compared with the impermeable area plan, so this may be the off-site area referred to in the comments.

In relation to the flood exceedance drawing, Barter Hill has already produced this. The Rev A calculations were amended to address the previous flooding identified within the model, and those calculations show no flooding during the 1-in-100-year plus climate change event.

The comments appear to refer to the earlier calculations containing the loops within the flow controls, rather than the Rev A calculations which removed the flooding. On that basis, I am not clear what further amendment is being requested.

Kind Regards,

Andrew Bond
Managing Director

E abond@barterhill.co.uk
W www.barterhill.co.uk



Barter Hill Partnership Limited Consulting Structural & Civil Engineers

15 Meridian Way
Meridian Business Park
Norwich NR7 0TA
T +44(0)1603 300360

The Stansted Centre
Parsonage Road
Takeley, CM22 6PU
T +44(0)1279 430888



This communication and any documents accompanying it contain confidential information belonging to the sender, which is privileged. The information is intended only for the use of the named recipients. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance on the contents of this emailed information is strictly prohibited. If you have received this email in error, please immediately notify us by telephone on 01279 430888.

Barter Hill Partnership Limited is a limited company registered in England registered number 4722505

From: Pierre Lederer <pierreleder1@googlemail.com>

Sent: 06 August 2026 12:20

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Andrew Bond
<ABond@barterhill.co.uk>

Cc: planninginvestigations <planninginvestigations@midsussex.gov.uk>; Douglas Drysdale
<douglas@wasarchitects.co.uk>

Subject: Re: DM/24/1340 - EF/26/0195 - Former Police House

Importance: High

[EXTERNAL] This email originated from outside the organization. Please be cautious with links and attachments.

Hi Rachel,

Thanks for your email.

Condition 5 - Drainage

I sent the attached calcs to you by separate email 24/07/26 (attached), my apologies for confusing matters by not sending with the first email.

You'll also see our engineer's covering comments in the attached email.

I have taken the time to understand the engineers query (caveat I'm not an engineer) and note the attached response covers their query, with the acception of the following query:

'Please provide details of the overland flow routing in exceedance, including how floodwater will be contained safely within the site and how it will re-enter the system.

The calculations indicate flooding at EX-S14 without the additional existing flows from the adjacent Old Court House. While the existing flows do not need to be attenuated, as the system is shown to flood

without them, please provide details of how these additional flows will be safely managed when the system is flooding.'

@Andrew Bond as a matter of urgency, does your last response cover the above query, if not please provide an urgent response today?

As per my last, no works are being undertaken around any of the drainage areas until this condition is fully discharged.

Regards,

Pierre Lederer

From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Date: Thursday 6 August 2026 at 11:30

To: Pierre Lederer <pierreleder1@gmail.com>

Cc: planninginvestigations <planninginvestigations@midsussex.gov.uk>, Douglas Drysdale <douglas@wasarchitects.co.uk>

Subject: RE: DM/24/1340 - EF/26/0195 - Former Police House

Hi Pierre/Douglas,

I have just received this informal comment back from the drainage engineers.

It appears that only an updated layout has been provided, with no accompanying revised calculations or supporting explanation. Please can you check that this is correct?

We have produced the below comments based on this and can issue formally upon receipt of your advice.

Should you wish for us to issue the below comments formally do advise and I can get them sent to you.

The Flood Risk and Drainage Team reviewed the submitted updated layout (Drainage Layout C-10056-1001-T08). The information requested in our previous response (25/11/26) remains outstanding.

The updated calculations do not confirm whether the system would still flood for the 1:30yr + CC event without the loops to EX-S15. Please provide calculations demonstrating that the system does not flood for the 1:30yr + CC event.

Please provide details of the overland flow routing in exceedance, including how floodwater will be contained safely within the site and how it will re-enter the system.

The calculations indicate flooding at EX-S14 without the additional existing flows from the adjacent Old Court House. While the existing flows do not need to be attenuated, as the system is shown to flood without them, please provide details of how these additional flows will be safely managed when the system is flooding.

Please address this urgently.

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Pierre Lederer <pierreleder1@googlemail.com>
Sent: 05 August 2026 17:27
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Beth Howland-Smith <Beth.Howland-Smith@midsussex.gov.uk>; Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Douglas Drysdale <douglas@wasarchitects.co.uk>; Chris Mian <chris.m@whitehallhomes.co.uk>; Jack Kellett <jack@jkwild.co.uk>
Subject: RE: DM/24/1340 - EF/26/0195 - Former Police House
Importance: High

Hi Rachel,

Biodiversity Gain Plan

I have further discussed the ecology response with our ecologist and note the requested items, being

1. HMMP – Habitat Management and Monitoring Plan
2. Legal agreement for monitoring and management of significant on-site enhancements or off-site measures in blue line boundary land.
3. Evidence of off-site units being allocated to a Biodiversity Gain Site on the [Biodiversity Gain Site Register](#).
4. [Evidence of proof of purchase of Statutory Biodiversity Credits](#)

To assist, I reattach the HMMP previously submitted in Oct 25
Having clarified with our ecologist the BNG proposal is for onsite enhancements, negating the need for off-site credits items 3 and 4.

If the council deems the on-site enhancements significant, this would prompt the need for item 2 above.

Could you provide contact from your legal department and a draft variation agreement to amend the existing S106 agreement?

As an alternative solution, in the meantime, we are also obtaining information for off-site credits (items 3 and 4).

Condition 11 – Biodiversity Enhancement Layout

Following issue of the revised layout (attached) is there an update?

You'll note we have updated bat and swift boxes in line with the council's ecologist preference as previously submitted.

I also attach photo confirming installation of the swift boxes.

The tree boxes and bat access tiles are also in the process of being installed.

This condition 11 is pre-slab, however these enhancements are on the existing building.

Condition 5 - Drainage

Is there an update from the drainage officer following issue of the requested calcs, or a contact to allow our engineer to swiftly resolve any queries should they arise?

Note, no works are underway that would impact any drainage proposals from being implemented, which are north of the proposed buildings.

Regards,

Pierre Lederer

From: Douglas Drysdale <douglas@wasarchitects.co.uk>

Date: Wednesday 5 August 2026 at 14:33

To: Pierre Lederer <pierre@whitehallhomes.co.uk>

Subject: FW: J16146 - Former Police Station, East Court House, East Grinstead, RH19 3LS

HMMP originally issued 21st January '26

Kind Regards,

Douglas Drysdale

Architect I B.Arch(Hons) Dip.Arch PG.Dip ARB

WAS Chartered Architects & Surveyors

Office Tel: 01825 768 222 Mobile Tel: 0780 0780 670

www.wasarchitects.co.uk

This e-mail is intended for use by the addressee(s) only and may contain confidential/ privileged information. If received in error please return the message to the sender and delete the message from your computer. E-mail is subject to possible data corruption, is not secure and its contents may not represent the opinion of the company. Whilst we run anti-virus software WAS Chartered Architects except no responsibility for any loss or damage as a result of viruses or other defects and advise the recipient to carry out their own checks.

From: Douglas Drysdale
Sent: 21 January 2026 15:05
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Subject: RE: J16146 - Former Police Station, East Court House, East Grinstead, RH19 3LS

Afternoon Rachel,

Thank you for the revised decision.

Condition 5 - We will await your drainage consultants comments / confirmation /

Condition 10 – I believe this is dependant on ecology comments / implementation – is anything further required from us in terms of reports here..?

Condition 11 - I attach the HMMP from ecologist which was issued back in October – has this been issued to the ecologist your end, not sure if any further information is required on this..?

Kind Regards,

Douglas Drysdale
Architect I B.Arch(Hons) Dip.Arch PG.Dip ARB

WAS Chartered Architects & Surveyors

Office Tel: 01825 768 222 Mobile Tel: 0780 0780 670

www.wasarchitects.co.uk

This e-mail is intended for use by the addressee(s) only and may contain confidential/ privileged information. If received in error please return the message to the sender and delete the message from your computer. E-mail is subject to possible data corruption, is not secure and its contents may not represent the opinion of the company. Whilst we run anti-virus software WAS Chartered Architects except no responsibility for any loss or damage as a result of viruses or other defects and advise the recipient to carry out their own checks.

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Sent: 21 January 2026 13:28
To: Douglas Drysdale <douglas@wasarchitects.co.uk>
Subject: RE: J16146 - Former Police Station, East Court House, East Grinstead, RH19 3LS

Dear Douglas,

Please see attached.

The only outstanding condition now are 5 and 11 in relation drainage and ecology.
Please confirm when you will be able to submit the additional information for drainage and ecology?

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Douglas Drysdale <douglas@wasarchitects.co.uk>
Sent: 08 January 2026 17:26
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Subject: FW: J16146 - Former Police Station, East Court House, East Grinstead, RH19 3LS

Afternoon Rachel,

See attached the ground stability assessment report for condition discharge.

Please let me know status of the application once reviewed.

Kind Regards,

Douglas Drysdale
Architect I B.Arch(Hons) Dip.Arch PG.Dip ARB

WAS Chartered Architects & Surveyors

Office Tel: 01825 768 222 Mobile Tel: 0780 0780 670

www.wasarchitects.co.uk

This e-mail is intended for use by the addressee(s) only and may contain confidential/ privileged information. If received in error please return the message to the sender and delete the message from your computer. E-mail is subject to possible data corruption, is not secure and its contents may not represent the opinion of the company. Whilst we run anti-virus software WAS Chartered Architects except no responsibility for any loss or damage as a result of viruses or other defects and advise the recipient to carry out their own checks.

From: Pierre Lederer <pierreleder1@googlemail.com>
Sent: 17 December 2025 11:45
To: Douglas Drysdale <douglas@wasarchitects.co.uk>
Subject: FW: J16146 - Former Police Station, East Court House, East Grinstead, RH19 3LS

Douglas,

For condition discharge as requested

Regards,

Pierre Lederer

From: Leonie Fox <lfox@southerntesting.co.uk>

Date: Monday 15 December 2025 at 14:03

To: "pierrelederer1@googlemail.com" <pierrelederer1@googlemail.com>

Cc: Andrew Holley <AHolley@southerntesting.co.uk>

Subject: J16146 - Former Police Station, East Court House, East Grinstead, RH19 3LS

Dear Mr Lederer

Please find attached our Ground Stability Assessment Report in connection with the above site, which we trust meets your requirements.

If you have any queries, or wish to give feedback about our service, please contact Andy Holley cc'd).

Kind regards

Leonie Fox

Administration

Keeble House, Stuart Way
East Grinstead
West Sussex
RH19 4QA
United Kingdom

Telephone: 01342 333107

Website: www.southerntesting.co.uk



Head Office
East Grinstead
Tel: 01342 333100
enquiries@southerntesting.co.uk

ST Consult Midlands
Northampton
Tel: 01604 500020
creaton@stconsult.co.uk

ST Consult Thames Valley
Hannington
Tel: 01635 800 950
hannington@stconsult.co.uk

ST Consult North West
Warrington
Tel: 01925 661 735
warrington@stconsult.co.uk



 Please consider the environment before printing this email message.

GDPR - There are some changes in data protection law (GDPR), so we wanted you to know that we've updated our Privacy Notice. Your trust is important to us, and we want to make sure you understand what these changes mean for you. Our updated Privacy Notice can be viewed by visiting our website <https://www.southerntesting.co.uk/privacy-policy>

DISCLAIMER: This message may contain confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies. Although all our e-mail messages and any attachments upon sending are automatically virus scanned we assume no responsibility for any loss or damage arising from the receipt and/or use.

The views or opinions expressed are personal and do not necessarily reflect those of Southern Testing Laboratories Limited. This email contains information that is believed by the author to be accurate at the time of writing. Southern Testing Laboratories Limited do not offer and express or implied warranty as to the accuracy or completeness of the information supplied. Messages sent and received by employees of Southern Testing Laboratories Limited are not private and are monitored in accordance with the Telecommunications (Lawful Business Practice) (Interception of Telecommunications) Regulations 2000.

Southern Testing, ST Consult and Site Services are trading styles of Southern Testing Laboratories Ltd. Registered Office: Southern Testing Laboratories Limited, Keeble House, Stuart Way, East Grinstead, West Sussex, RH19 4QA
Registered No. 2183217, VAT No. 367 4740 26

This message has been sent on behalf of Southern Testing Laboratories Limited. Registered Office: Keeble House, Stuart Way, East Grinstead, West Sussex, RH19 4QA.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If

you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.