

From: Megan Smith <MSmith@eceplanning.com>
Sent: 23 October 2024 12:51:18 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Chris Barker" <cbarker@eceplanning.com>
Cc: "Adam Light" <adaml@sigmahomesgroup.co.uk>; "Adam King" <AKing@eearchitecture.com>; "Jennifer Yon" <JYon@eearchitecture.com>
Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP
Attachments: 2024-10-09 Ltr to Sigma re Units TT AHW.pdf

Hi Joseph,

Thank you for confirming and noted on 14th November and 29th October officer report date.

With regards to the Ecology comments, please see our response below:

Reptiles

The Protected Species Report that Gen Broad refers to clearly states:

*Selection and enhancement of a receptor site: **This receptor site will be located within the southern boundary field.** Habitat within this field is considered to be suitable for grass snake as it is consistent with habitats recorded within the northern field. However, the creation of hibernacula can enhance the suitability of the southern field further.*

This part of the site was included within the reptile presence / absence surveys carried out in 2023 (as clearly shown within Appendix XI of the Protected Species Report), with only a single adult grass snake recorded. As such, there are no concerns regarding the carrying capacity of this part of the site and the fact that it provides a near identical habitat, adjacent to the developable area makes it the best possible option. Below is an extract from the reptile survey plan within the Protected Species Report, illustrating what the southern extent comprises. It is acknowledged that there will be some temporary habitat loss whilst the attenuation basins are created, which will be translocated at the same time as the northern extent of the site, but that will still leave plenty of space for any translocated individuals to be moved to.



Biodiversity Enhancements

Section 5.2 within the Protected Species Report provides recommendations in relation to mitigation, avoidance and **enhancement** measures. For the avoidance of doubt, these have been formulated based upon the protected species surveys which the same report provides the results and evaluation for. Paragraph 5.1.1 also states:

“...The recommendations should be read alongside those contained in the PEA (UEEC, 2023a) which continue to apply, including those for ecological enhancement.”

This means that whilst additional recommendations have been made within the Protected Species Report, those listed in the Preliminary Ecological Appraisal are still relevant.

For the avoidance of doubt, recommendations have been updated and I can confirm this information has previously been provided.

Compensatory habitat and non-mandatory BNG

Please see the attached letter from Batchellor Monkhouse detailing the availability and type of credits available at Beeches Farm Habitat Bank to offset the Hanlye Lane site.

In our view, it is not a requirement for this information to be provided as the detail will be submitted and discharged via a Biodiversity Net Gain Plan condition, which will need to be approved prior to development. However, we wanted to provide this to you in good faith to demonstrate that the appropriate steps are being taken, with 10% Biodiversity Net Gain being achieved through both on-site and off-site measures.

Given the tight timeframes to turn this around, please can this be sent across to the Ecology Consultant as soon as possible and be prioritised in order for us to reach the November Planning Committee?

Thank you

Kind Regards

Megan Smith MRTPI
Senior Planner

Our latest project, Union Place in Worthing, has received Planning Approval for 216 modern apartments, commercial floor space, communal gardens and car park. Read more [here](#).



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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 23 October 2024 10:20
To: Megan Smith <MSmith@eceplanning.com>; Chris Barker <cbarker@eceplanning.com>
Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>
Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Megan,

Thank you for your reply.

The 7th November is the regular planning committee, if it was able to go to this one it would of already missed the cut off date. However, with this being 50 dwelling it would need to go to District Planning Committee which is on 14th November.

The cut of date for reports for this committee is the 29/10/2024, so ideally I would need the additional information as soon as possible as it will also need to be checked by the Ecology Consultant.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
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From: Megan Smith <MSmith@ecephanning.com>
Sent: 22 October 2024 15:54
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Chris Barker <cbarker@ecephanning.com>
Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>
Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Joseph,

Thank you for getting this across to us. We are reviewing and will come back with information shortly.

Please can you advise when you will need this information by, for us to meet the November Committee?

I note that Officer Reports are generally required two weeks prior to committee, and the upcoming committee is 7 November.

Kind Regards

Megan Smith MRTPI
Senior Planner

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 21 October 2024 17:11

To: Megan Smith <MSmith@ecephanning.com>; Chris Barker <cbarker@ecephanning.com>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Megan,

I have received the attached consultation response from the Ecology Consultant.

As you can see from these comments additional information is still required in relation to Reptiles and Biodiversity Enhancements, this additional information can be emailed to me directly.

With regards to the compensatory habitat and non-mandatory BNG the use of off site habitat banks is something that could be considered appropriate, however, additional information would be required to provide a degree of certainty on where and the type of units that would be provided together with the overall level of net gain to be provided. Again, this additional information can be emailed to me directly and in accordance with the comments from Urban Edge I would have no issue with the costs being redated.

I look forward to hearing from you.

Kind regards

Joseph Swift BA (Hons) MPLAN
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joseph.swift@midsussex.gov.uk
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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 18 October 2024 16:07

To: Megan Smith <MSmith@ecephanning.com>; Chris Barker <cbarker@ecephanning.com>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Megan,

Thank you for your email.

I can confirm that I have not fully re-advertised the application. I have consulted with Elaine and have received a response which has been saved to the file.

In relation to the Ecology comments, I have chased up and asked for details on timescales for a reply and I will provide you with these once known.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer
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www.midsussex.gov.uk



From: Megan Smith <MSmith@eceplanning.com>
Sent: Friday, October 18, 2024 10:29 AM
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>
Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>
Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Hi Joseph,

I have still not received a response on the below.

Please can you confirm that you have not gone out for re-consultation?

Please can you also advise when the ecology comments will be received?

Kind Regards

Megan Smith MRTPI
Senior Planner

Our latest project, Union Place in Worthing, has received Planning Approval for 216 modern apartments, commercial floor space, communal gardens and car park. Read more [here](#).



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From: Megan Smith

Sent: 16 October 2024 10:53

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Joseph,

Just following up on the below. I note that the submitted documents have now been uploaded to the planning register.

Please can you confirm that you have not gone out for re-consultation on these updates (as this is not required for this minor amendment and the principles have been agreed by both Elaine and Irene).

Please can you also advise on when we will receive the ecology comments? The additional information was sent across on 25th September, so has been with the ecology officer for three weeks today.

Thanks

Kind Regards

Megan Smith MRTPI

Senior Planner

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From: Megan Smith

Sent: 15 October 2024 10:30

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Joseph,

Further to the below, please see the attached FRA and Drainage Strategy with the updated Site Plan (including LEAP space) included within the Drainage Plan.

As per the below, the Drainage Strategy itself has not changed, therefore there is no need to reconsult. This is purely for completeness.

Please can you confirm receipt of the attached and the below.

Thank you

Kind Regards

Megan Smith MRTPI
Senior Planner

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From: Megan Smith

Sent: 14 October 2024 18:00

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer

Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Joseph,

Thank you for the email.

Please see the below dropbox link containing the following updated plans to address the change in LEAP space:

- Proposed Site Layout
- Proposed Site Layout Presentation
- Block Plan
- Site Layout with Topographical Overlay
- Detailed Site Plan
- Proposed Tenure Plan
- Proposed Materials Plan
- Proposed Parking Plan
- Drainage Plan

For completeness, we have also updated the Landscape Plans and the Arboricultural Report (also contained within the below link). The Arb Report includes the following updates

- New site layout included on the tree protection plan (TPP)
- TPP updated to show a small section of G37 to be removed (west boundary) to facilitate the new footpath as requested by Irene.
- Report sections updated to reflect G37

We would just like to note, that while the LEAP area extends over the RPA of T18, all of the structural elements are outside of the RPAs and therefore, there are no additional construction incursions

<https://www.dropbox.com/scl/fo/m5vrpxmxmie3opddxb3qp/ACARPDxbDjscbjXotkOFjLs?rlkey=ibz3fuw1ufgau4r8br2mrzxd&st=thrfd0mt&dl=0>

An amended FRA will be sent across tomorrow with the updated Drainage Plan attached. The Drainage Strategy itself has not changed, therefore there is no need to reconsult.

Following the above, the only outstanding matter now is the finalised ecology comments. Please can you chase up the Ecology Officer once more so that we can progress to the November Planning Committee?

If you need any more info or clarification, please let me know. Thanks

Kind Regards

Megan Smith MRTPI
Senior Planner

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 10 October 2024 16:35

To: Megan Smith <MSmith@eceplanning.com>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Megan,

Thank you for your reply.

I can confirm that it should be fine to deal with as a discharge of conditions.

However, we will need to update all the plans to show the LEAP, I've had a look and it would appear that the following plans will need to be updated:

- Proposed Site Layout (Drawing No. PL-04 Rev. Q)
- Proposed Site Layout Presentation (Drawing No. PL-05 Rev. F)
- Block Plan (Drawing No. PL-02 Rev. E)
- Site Layout with Topographical Overlay (Drawing No. PL-03 Rev. D)
- Detailed Site Plan (Drawing No. PL-06 Rev. E)
- Proposed Tenure Plan (Drawing No. PL-07 Rev. D)
- Proposed Materials Plan (Drawing No. PL-08 Rev. D)
- Proposed Parking Plan (Drawing No. PL-09 Rev. D)
- Drainage Plan (Drawing No. 23-148-001)

In terms of outstanding matters, as per the attached email I don't appear to have seen the updated checklist for you to certify and return so we can get the final Housing Officers comments and I am waiting for a consultation response from the Ecology Consultant following the submission of the additional information.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer
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From: Megan Smith <MSmith@eceplanning.com>
Sent: Thursday, October 10, 2024 4:00 PM
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>
Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>
Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Hi Joseph,

We would look to provide this information at discharge of condition stage. Is this acceptable?

If so, I believe this was the only outstanding matter. Please can you confirm?

Thanks

Kind Regards

Megan Smith MRTPI
Senior Planner

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 10 October 2024 15:58

To: Megan Smith <MSmith@eceplanning.com>; Chris Barker <cbarker@eceplanning.com>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Megan,

Thank you for your email.

In relation to the LEAP the Tree Officer has confirmed: *'I do not object to this area, subject to details of type of equipment, installation etc, and agree that this may be the subject of condition.'*

Furthermore, Elaine has confirmed: *'I ran the plan past Nicole and the feedback is that the size and location are acceptable given the site constraints.'*

In terms of the equipment, there needs to be more variety of play types to offer more play value (can they include some swings) – I'm not sure if this plan is indicative or to be approved?

We are pleased to see some inclusive items (trampoline and roundabout) but attention will need to be given to the surrounding surfacing to ensure these items are actually accessible.'

Please can you advise if you will be looking to provide additional information at this stage to show more variety of play equipment and additional details on surfacing or would be looking to deal with these matters as part of a discharge of condition?

I look forward to hearing from you.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer
01444 477319

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www.midsussex.gov.uk



From: Megan Smith <MSmith@eceplanning.com>

Sent: Wednesday, October 9, 2024 5:35 PM

To: Chris Barker <cbarker@eceplanning.com>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>

Subject: RE: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Elaine and Joseph,

Please can you come back to us on the below.

We are looking to resolve all matters relating to this application as soon as possible to secure a position at the November Planning Committee.

Please let us know if you have any questions.

Kind Regards

Megan Smith MRTPI
Senior Planner

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From: Chris Barker <cbarker@eceplanning.com>

Sent: 04 October 2024 16:07

To: joseph.swift@midsussex.gov.uk; Elaine Clarke <Elaine.Clarke@midsussex.gov.uk>

Cc: Adam Light <adaml@sigmahomesgroup.co.uk>; Adam King <AKing@eearchitecture.com>; Jennifer Yon <JYon@eearchitecture.com>; Megan Smith <MSmith@eceplanning.com>

Subject: DM/23/2610 - Hanlye Lane - Revised LEAP

Dear Elaine, Joseph

Following up our discussions earlier this week, please see attached plan, which provides for the following;

LEAP of 450sqm total, comprising;

- 280sqm of equipped play areas, outside of Tree protection areas and Shrub
- 170sqm of informal grass play area. Areas beneath trees will be retained as existing/grassland.

Within the equipped areas, we have suggested siting would be possible for up to **six** pieces of equipment, including roundabout, trampoline as well as more 'rural' timber climbing features etc.

In our view this aligns with our discussions, providing a high-quality area for equipped play, whilst not providing any changes to surfacing, or introducing structures within the protected areas surrounding adjacent trees.

Full details of surfacing, equipment, pathways can be controlled by condition to ensure that the protected trees and vegetation are maintained during the construction process and beyond.

I hope therefore you will be able to support this revised solution that offers a pragmatic compromise to delivering the necessary area of equipped play area on this heavily constrained site.

Please let us know your views as soon as possible in order that the layout can be formally re submitted for consideration by the Council in determining the application as soon as practicable.

Any queries please call.

Kind Regards

Chris Barker MATP MRTPI
Managing Director

ECE Planning

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