

From: Miles Kelsey <miles@willgamblearchitects.com>
Sent: 10 November 2025 14:36:06 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "Will Gamble" <will@willgamblearchitects.com>
Subject: Re: Lullings Cottage / DM/25/2066 & DM/25/2067
Attachments: IMG-20251110-WA0001.jpg, IMG-20251110-WA0002.jpg, IMG-20251110-WA0003.jpg

Hi Hamish,

I have retrieved more photos of the pond location in question (P3) - please can these be passed onto the Newt officer, as per their request.

These were taken over the weekend and appear to show no water present, despite the levels of rainfall very recently.

We are expecting revised Arboricultural information very shortly, following the consultees comments and will send over asap.

Kind regards,

Miles Kelsey | ARB
Associate

t: 077897 98907
a: Unit 2, Foundry Mews/Barnes High St/London/SW13 9AZ
e: miles@willgamblearchitects.com
w: www.willgamblearchitects.com

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AJ Retrofit Awards 2024 – Shortlisted
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RIBA National Award 2022 – Winner
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RIBA Small Project of the Year Award 2022 - Winner
RIBA Conservation Award 2022 - Winner
RIBA Stephen Lawrence Prize 2022 - Shortlisted

From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Date: Tuesday, 28 October 2025 at 11:49
To: Miles Kelsey <miles@willgamblearchitects.com>
Cc: Will Gamble <will@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Miles,

Please find attached comments from our Newt Officer they have requested some additional information.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Hamish Evans
Sent: 16 October 2025 10:52
To: 'Miles Kelsey' <miles@willgamblearchitects.com>
Cc: Will Gamble <will@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Miles,

Thank you for the below. I have sent the information on to the Newt Officer and our Ecologist, once I have their responses I will let you know.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Miles Kelsey <miles@willgamblearchitects.com>
Sent: 15 October 2025 16:16
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Cc: Will Gamble <will@willgamblearchitects.com>
Subject: Re: Lullings Cottage / DM/25/2066 & DM/25/2067

Hi Hamish,

Further to the below, the applicant has agreed to the extension to the 21st November.

Kind regards,

Miles Kelsey | ARB
Associate

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RIBA Stephen Lawrence Prize 2022 - Shortlisted

From: Miles Kelsey <miles@willgamblearchitects.com>
Date: Wednesday, 15 October 2025 at 10:03
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Cc: Will Gamble <will@willgamblearchitects.com>
Subject: Re: Lullings Cottage / DM/25/2066 & DM/25/2067

Hi Hamish,

I have provided an update next to the various areas below. Whilst some items are still in discussion on our side, where appropriate can you come back to me with responses on those I have provided more info so we can seek to refine this list?

Bats / GLTA

Please find the projects *Baseline Habitat Condition Assessment* attached, which has been revised to make more explicit reference to the Ground Level Tree Assessment undertaken. The consultant summarised that no further surveys were required as the trees to be impacted are assessed as negligible for bats.

We trust this is sufficient, however please let us know if there are any further queries on this.

Trees

Our Arboricultural consultant is revisiting site to extend the survey. The hornbeams noted by the tree officer are not present on site, these notes on the AIA plan were a graphical error. There is an additional tree slightly further to the north that ought to be on the plan however, so they are revisiting site to include information associated with this and any impact, if any. We send this over as swiftly as possible.

Newts

The information submitted included Great Crested Newt eDNA surveys in a number of ponds. Like the newt officer has identified, the initial number of ponds identified by our consultant were in excess of the number surveyed because on closer inspection in person they were found to be either filled in/not present or did not contain any water. The ecologists report concludes; *it is very likely that GCN will be absent on site... no impacts are anticipated on GCN as a result of the proposed development.* The consultant recommends a precautionary working method statement will be implemented for common amphibians. We would anticipate because of the location identified relative to GCN that a precautionary method statement would be applied as a pre-commencement condition on the application.

These comments are inline with option 3 set out on page 3 of the Newt Officers response letter: *If it is determined that there is no suitable habitat impacted on site and the likelihood of great crested newts is very low, then a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS) strategy documents completed by a suitably qualified ecologist may be acceptable for the development.*

Please can you retrieve comments in response to this from the Newt Officer ?

Conservation

To be discussed

Extension of Time

To be agreed

Kind regards,

Miles Kelsey | ARB
Associate

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RIBA Conservation Award 2022 - Winner
RIBA Stephen Lawrence Prize 2022 - Shortlisted

From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Date: Tuesday, 14 October 2025 at 15:49
To: Miles Kelsey <miles@willgamblearchitects.com>
Cc: Will Gamble <will@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Miles,

I hope all is well. I was just wondering if you had an update on the above applications?
In the meantime please could you agree an extension of time until 21.11.2025?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Miles Kelsey <miles@willgamblearchitects.com>
Sent: 02 October 2025 15:01
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Cc: Will Gamble <will@willgamblearchitects.com>
Subject: Re: Lullings Cottage / DM/25/2066 & DM/25/2067

Hi Hamish,

Thanks for your email. I am compiling responses to the items raised and discussing with the applicant team before providing our formal response.

We will be in touch with more details as swiftly as possible.

Kind regards,

Miles Kelsey | ARB
Associate

t: 077897 98907
a: Unit 2, Foundry Mews/Barnes High St/London/SW13 9AZ
e: miles@willgamblearchitects.com
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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Date: Tuesday, 30 September 2025 at 08:19
To: Miles Kelsey <miles@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Mike,

Please find attached the Tree Officers, Ecologists and Conservation Officer comments on the application.

As set out below the Tree Officer and Ecologist are requesting more information. The Council's Conservation Officer has raised an objection to the proposal in-line with the pre-application advice they provided. In summary this objection relates to:

1. A total loss of significance of the Cottage and its outbuilding, through their demolition.
2. A level of less than substantial harm through loss of group value and impact on setting to the listed former farmhouse and the remaining curtilage listed former farm buildings. This is likely to around the low-mid level of that scale.
3. A low level of less than substantial harm, through impact on setting, to the Ardingly Conservation Area.

Para 214 of the NPPF states that consent should be refused where the proposal would relate to the total loss of a designated heritage asset unless it can be demonstrated that

the total loss is necessary to achieve substantial public benefits that outweigh the loss.
Or all of the following apply:

- 'a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

Para 215 states that where a proposal would lead to less than substantial harm to a heritage asset this would be weighed against the public benefits taking into account securing its optimum viable use.

Whilst I note the comments you have made in your submitted documents regarding public benefits, however due to the limited scale of the proposal and their nature, these public benefits are limited and the proposal would fall short of the necessary substantial public benefits as set out above. It should also be noted that the existing building is capable of reconfiguration etc. The low level of less than substantial harm that has been identified is considered to be within the low – mid range of that scale and is also considered to outweigh the limited public benefits of the proposal.

Taking into account the above the proposal is not considered to comply with paragraphs 214 and 215 of the NPPF and policies DP34 and DP35 of the Mid Sussex District Plan. As such I will be looking to refuse the application.

Did you want me to look to determine the application, or would you prefer to provide the requested additional information to address the Tree and Ecology issues for a subsequent appeal?

Whilst I appreciate the above is disappointing I hope it is of use.
Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
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From: Hamish Evans
Sent: 25 September 2025 15:47
To: 'Miles Kelsey' <miles@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Mike,

I was able to access the site today so thank you for facilitating. Please find attached comments from our Tree Officer, they have requested additional information. Also, I have our Ecologists comments as well who are also requesting further information. I am expecting our Conservation Officers comments by early next week so it may be worth holding off on providing the requested information until I have received these. Once I have received the comments, I will let you know.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Miles Kelsey <miles@willgamblearchitects.com>
Sent: 22 September 2025 18:18
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Subject: Re: Lullings Cottage / DM/25/2066 & DM/25/2067

Hi Hamish,

Yes, I have okay'd this with the applicant – the gate is operable remotely, you will just need to press the buzzer on arrival and it can be opened for you.

Please do not hesitate to get in touch with myself if you have any questions on the site or proposals during your visit.

Kind regards,

Miles Kelsey | ARB
Associate

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w: www.willgamblearchitects.com

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RIBA Stephen Lawrence Prize 2022 - Shortlisted

From: Hamish Evans <hamish.evans@midsussex.gov.uk>
Date: Monday, 22 September 2025 at 15:39
To: Miles Kelsey <miles@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Miles,

Thank you for the below, I have saved them to the file. I am looking to undertake a site visit on this Thursday the 25th at around 1pm, would your clients be able to leave the front gate open? I don't need anyone to accompany me and it should take 10-15 minutes.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Miles Kelsey <miles@willgamblearchitects.com>
Sent: 22 September 2025 11:21
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Subject: Re: Lullings Cottage / DM/25/2066 & DM/25/2067

Hi Hamish,

Thanks for your email.

Please find the original PEA attached.

A PRA and PEA file note was enclosed as part of the submission as a record of the most recent visit – however I notice an older version of this was uploaded rather than the latest copy. I have attached the most up to date file note "*File Note - Lullings Cottage, RH17 6QY - v2 - 41855020 - 31-07-25*" for your reference.

The file note was revised and resubmitted following site walkovers by the ecologist during each of the rounds of activity surveys that came after the original PEA because of the time occurred in-between submissions.

Any further queries on this please do not hesitate to ask.

Kind regards,

Miles Kelsey | ARB
Associate

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RIBA Conservation Award 2022 - Winner
RIBA Stephen Lawrence Prize 2022 - Shortlisted

From: Hamish Evans <hamish.evans@midsussex.gov.uk>
Date: Thursday, 18 September 2025 at 11:22
To: Miles Kelsey <miles@willgamblearchitects.com>
Subject: RE: Lullings Cottage / DM/25/2066 & DM/25/2067

Dear Miles,

Thank you for the below, all well here I hope you are as well.

I have been going through the submitted documents and can't find the Preliminary Ecological Appraisal, please could you provide this?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Miles Kelsey <miles@willgamblearchitects.com>
Sent: 15 September 2025 14:49
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Subject: Lullings Cottage / DM/25/2066 & DM/25/2067

Hi Hamish,

I hope you are well.

Following on from the Pre-App made on this site in early 2024, I understand you are now our case officer for the planning application recently made at Lullings' Cottage.

I wanted to touch base to say do not hesitate to get in touch if you have any questions on this application or the submission material included.

Kind regards,

Miles Kelsey | ARB
Associate

t: 077897 98907
a: Unit 2, Foundry Mews/Barnes High St/London/SW13 9AZ
e: miles@willgamblearchitects.com
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