

Katherine Williams

From: Katherine Williams
Sent: 20 October 2025 16:52
To: 'Toby Deacon'
Cc: Simon Bareham; Helena Browne; Chantae Bleakman-Wells
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email, and my apologies for the delay in my response.

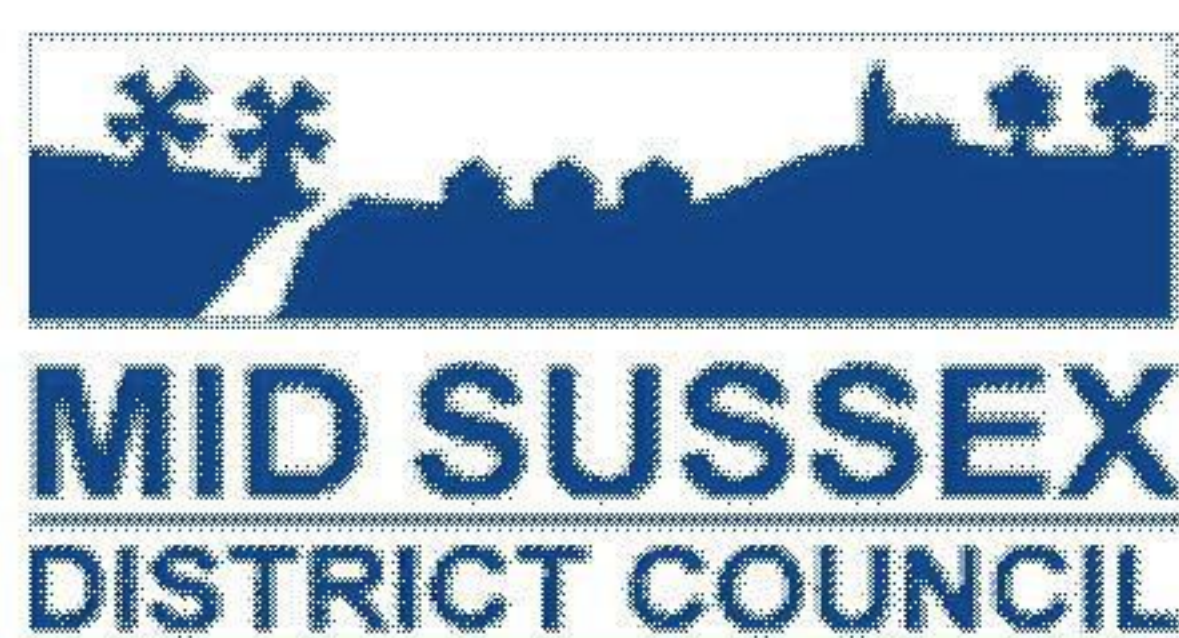
The Statutory Biodiversity Metric User Guide sets out that the net gain calculations are required to be completed for the entire redline and no exceptions to this are given.

A new full application for the development can be submitted with an amended redline, however this is not considered to be a fallback or justification for not comply with the criteria set out within the user guide.

It is therefore considered that the BNG condition cannot be discharged as the currently submitted information does not comply with the principles of the legislation.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Toby Deacon [REDACTED]
Sent: 06 October 2025 12:14
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] Helena Browne [REDACTED] Chantae Bleakman-Wells [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

We note and fully understand the ecologist's position.

They have confirmed that the proposed BNG measures are both sufficient and proportionate to the scale of development. It appears the only concern relates to the technicality of the extent of the site shown on the existing red line location plan, which currently outlines the full land ownership rather than the specific development area. If BNG were to be taken into account for this whole area it would result in an extremely high baseline value and would not be feasible to undertake a 10% increase on this whole area.

Given this, we would kindly ask that the LPA take a pragmatic approach in this instance and approve the submitted BNG plan. The ecologist has indicated that the final decision rests with you, and to avoid the fallback position of a resubmitted application with an amended 'redline' and 'blue line' configuration, we would be grateful if you could take this position into account and agree to discharge the condition.

Kind regards,

Tobias Deacon BSc
Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 02 October 2025 14:24

To: Toby Deacon

Cc: Simon Bareham

Helena Browne

Chantae Bleakman-Wells

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

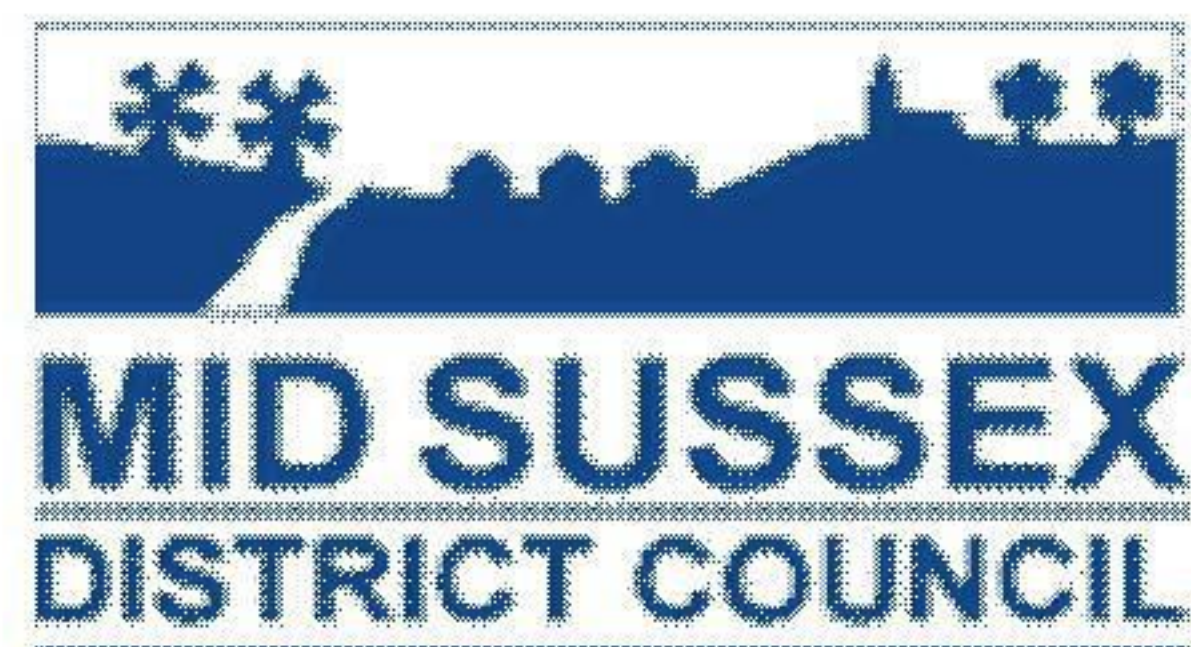
Dear Toby,

Please see the attached comments from the Council's Ecologist, who require further information.

My apologies again for the delay in receiving these comments.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Katherine Williams

Sent: 26 September 2025 11:40

To: 'Toby Deacon'

Cc: Simon Bareham

Helena Browne

Chantae Bleakman-Wells

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

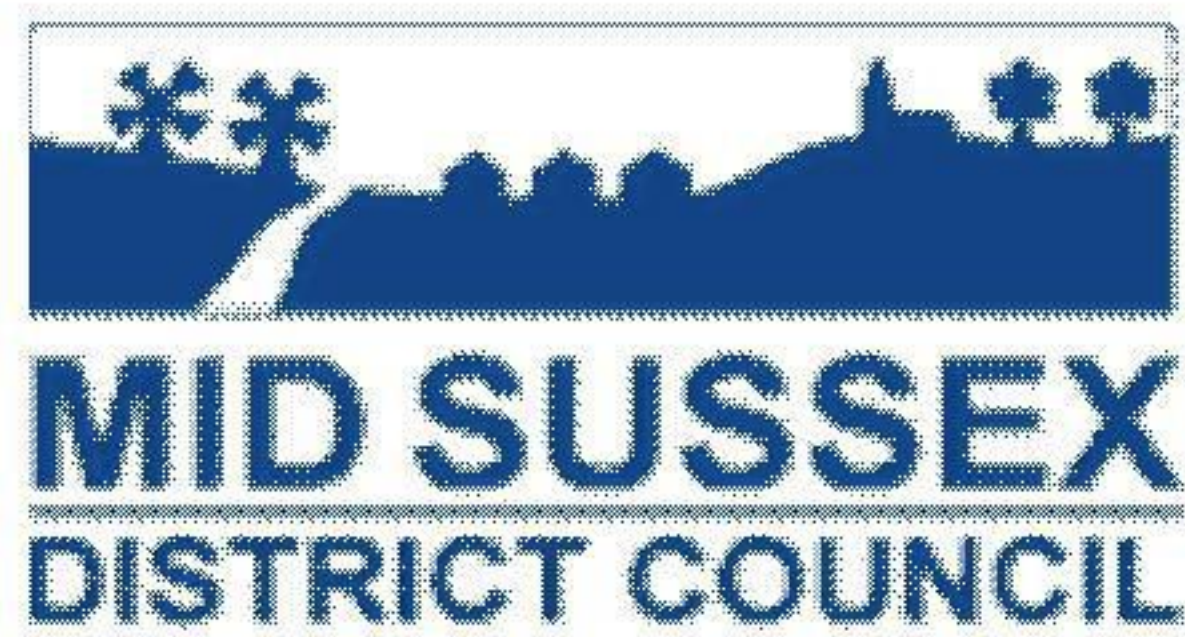
Thank you for your email.

I have not yet received a response from the Council's Ecologist, and I am continuing to chase for these comments.

My apologies for this continued delay.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Toby Deacon [REDACTED]
Sent: 22 September 2025 13:32
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] Helena Browne
[REDACTED] Chantae Bleakman-Wells [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Any news?

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Katherine Williams <katherine.williams@midsussex.gov.uk>
Sent: 30 July 2025 18:03
To: Toby Deacon [REDACTED]
Cc: Simon Bareham [REDACTED] Helena Browne
[REDACTED] Chantae Bleakman-Wells [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Toby,

Thank you for your email and my apologies for the continued delay in a response from the Ecologist.

I am continuing to chase for a response.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Toby Deacon [REDACTED]
Sent: 28 July 2025 09:40
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] Helena Browne
[REDACTED] Chantae Bleakman-Wells [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

It's been a couple of months now since we responded to ecology,

Please could you nudge them again to provide their response?

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Toby Deacon
Sent: 02 July 2025 16:34
To: 'Katherine Williams' <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] Helena Browne

[REDACTED] Chantae Bleakman-Wells [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

It's been a little while now, just wanted to check in and see if ecology had responded.

Kind regards,

Tobias Deacon BSc
Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 06 June 2025 17:18

To: Toby Deacon [REDACTED]

Cc: Simon Bareham [REDACTED] Helena Browne [REDACTED]

[REDACTED] Chantae Bleakman-Wells [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Toby,

Thank you for your email.

I have not yet received a response from the Council's Ecologist, however they have acknowledged the comments and will respond in due course.

I will be in touch when this has been received.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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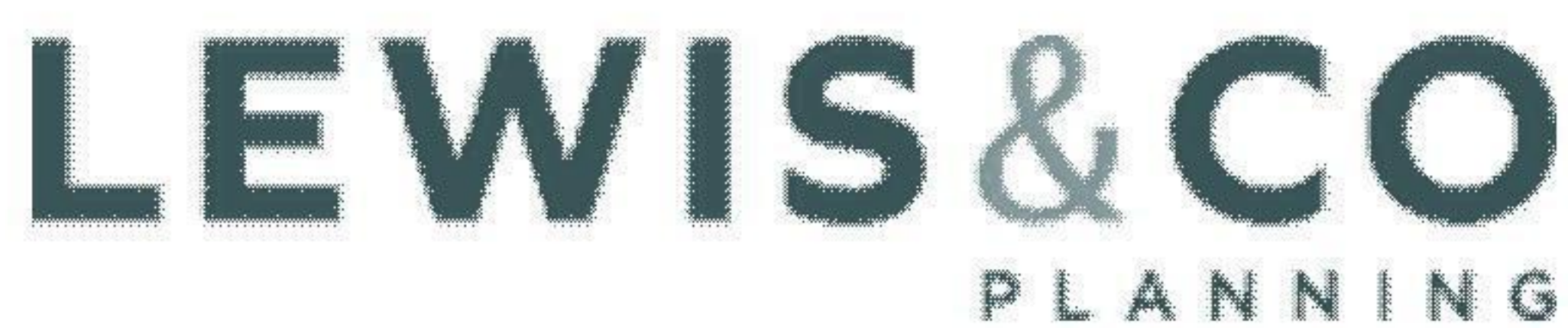
From: Toby Deacon [REDACTED]
Sent: 05 June 2025 11:52
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] Helena Browne [REDACTED]
Chantae Bleakman-Wells [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Just wanted to check in and see if the Ecologist has had a chance to consider our response below.

Kind regards,

Tobias Deacon BSc
Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Toby Deacon
Sent: 27 May 2025 13:09
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] Helena Browne [REDACTED]
[REDACTED] Chantae Bleakman-Wells [REDACTED]
Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

In response to the issue raised by ecology we would like to make the following rebuttal:

We understand that the *existing location plan* shows the redline for the wider site ownership. However, also included and approved in the application was a *proposed location plan (scale 1:1250)*. The measurement for the BNG data was reasonably taken from the site's impact area in the southern paddock as shown on the proposed location plan redline area.

The submitted BNG calculations are therefore appropriate in the context of the site and development. Given that the approved proposed location plan clearly limits the development to the paddock area, it would be unreasonable to require baseline figures based on the wider site ownership. This wider site being shown by the blue line in the approved proposed location plan.

In addition, the extent of the red line for BNG purposes could have reasonably been raised by the ecologist earlier in the process, and we believe it is disproportionate for it to delay approval at this stage.

We ask that this issue is reconsidered, and we reaffirm the BNG measures are sufficient and reasonable in relation to the impact area of the actual development. This condition discharge application therefore warrants approval due to BNG of 10% being reached based on the area of habitat impact as per the proposed location plan.

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 13 May 2025 08:59

To: Toby Deacon

Cc: Simon Bareham

Helena Browne

Chantae Bleakman-Wells

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for the delay.

Please see the attached latest comments from the Council's Ecologist, who still requires further information.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



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- SAVE A TREE Only print this email if absolutely necessary.

From: Toby Deacon

Sent: 07 May 2025 13:15

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: Simon Bareham

Helena Browne

Chantae Bleakman-Wells

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

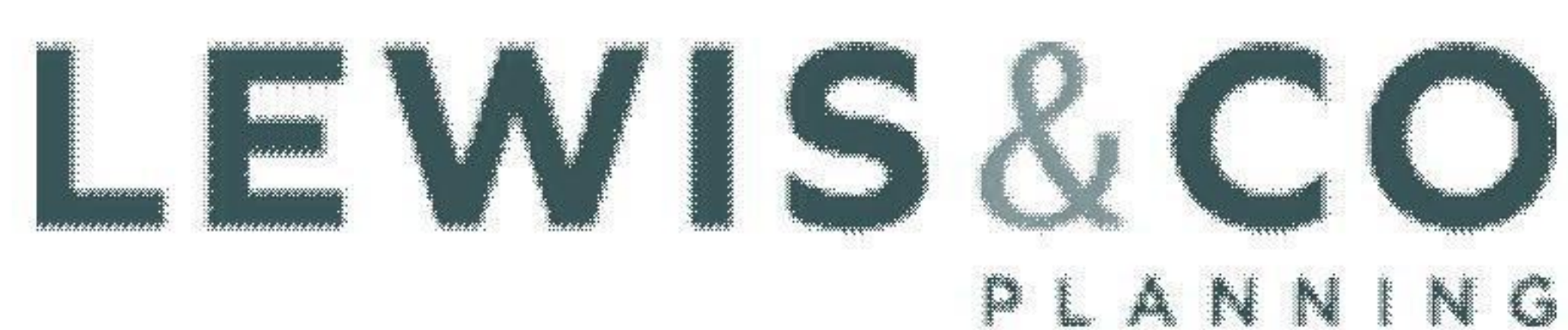
Dear Katherine,

Please could we receive an update to how ecology have responded to this information.

Kind regards,

Tobias Deacon BSc

Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Toby Deacon

Sent: 27 March 2025 14:37

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: Simon Bareham [REDACTED] Helena Browne

[REDACTED] 'Chantae Bleakman-Wells' [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

I hope you're starting to feel better after your illness.

I trust these documents are now acceptable. If possible, could you advise on the expected timeline for the final discharge?

Additionally, do you anticipate reconsulting ecology, or are you satisfied that the updated plan and calculations are sufficient to approve this condition?

I look forward to your response.

Kind regards,

Tobias Deacon BSc

Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

From: Chantae Bleakman-Wells [REDACTED]

Sent: 27 March 2025 11:22

To: Katherine Williams <katherine.williams@midsussex.gov.uk>; Toby Deacon

[REDACTED]
Cc: Simon Bareham [REDACTED] Helena Browne

Subject: Re: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Thanks for sending through the comments.

Please see the attached Scenario B metric, which is updated to reflect the comments.

Due to the changes, I have had to increase the area of other neutral grassland to be enhanced (previously 0.109Ha, now 0.122Ha). I have therefore attached the updated BNG report and HMMP.

Please let me know if you require anything else.

Kind regards,

Chantae Bleakman-Wells

Consultant Ecologist

Arbtech Consulting Ltd

[REDACTED]
w: arbtech.co.uk

THE UK'S LEADING ECOLOGICAL CONSULTANCY

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From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 27 March 2025 10:33

To: Toby Deacon [REDACTED]

Cc: Simon Bareham [REDACTED]

Chantae Bleakman-Wells

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for the delay in my response which has been due to illness.

Attached are the comments from the Ecologist, who still require further information.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

<http://www.midsussex.gov.uk/>

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-----Original Message-----

From: Toby Deacon [REDACTED]

Sent: 18 March 2025 14:38

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: Simon Bareham [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Apologies for the chase but we would really like to understand the Council's views on our BNG management plan.

Are you able to give your ecologist a nudge?

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

-----Original Message-----

From: Toby Deacon

Sent: 03 March 2025 11:37

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: Simon Bareham [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

I appreciate it has only been a couple of weeks, but has your ecologist been able to provide any comments on the BNG management plan yet?

I trust all is well, looking forward to your response.

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

-----Original Message-----

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 14 February 2025 16:03

To: Toby Deacon [REDACTED]

Cc: Simon Bareham [REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for missing Simon's attached email.

The management plan has been sent onto the Council's Ecologist for comment.

In terms of the legal agreement, this is required during the course of an application where the onsite BNG is considered to be significant, which is assessed on a case by case basis. The BNG for this proposal was not considered to be significant and therefore no legal agreement was required for the proposal.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
<http://www.midsussex.gov.uk/>

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-----Original Message-----

From: Toby Deacon [REDACTED]
Sent: 11 February 2025 15:38
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED]
Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

Thank you for your patience with this application,

Please find our BNG management plan as requested attached,

When convenient, please could you also advise on the process to secure this plan with the Council's legal team?

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

-----Original Message-----

From: Simon Bareham [REDACTED]
Sent: 24 December 2024 09:47
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>; Toby Deacon [REDACTED]
Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine

Thanks for sending through. I've sent on to Arbtech for them to comment on the ecological matters raised - though suspect we won't hear from them until the new year.

With regard to the legal agreement - would this not be similar to a planning application, where the Council would offer to draft (as a chargeable item of work)? If you can let us know on that point, as otherwise our client will have to look for external solicitors to draft the legal agreement.

Kind regards,

Simon Bareham BSc(hons) PGDip MRTPI
Director

Lewis & Co Planning
town planning consultants
2 Port Hall Road, Brighton, BN1 5PD

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-----Original Message-----

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 24 December 2024 09:22

To: Simon Bareham

Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Simon,

Please see the attached comments from the Council's Ecologist, who requires further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
<http://www.midsussex.gov.uk/>

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-----Original Message-----

From: Gen Broad - Ecological Consultant [REDACTED]
Sent: 23 December 2024 17:15
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: planninginfo <planninginfo@midsussex.gov.uk>
Subject: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine

Please find attached our ecology comments on the above discharge of condition application.

Please do contact us with any queries.

Best wishes
Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk
web: <http://www.placeservices.co.uk/>
linkedin: <https://www.linkedin.com/in/gen-broad-59428b47/>

My working days are Mon, Tue, Thu

-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>
Sent: Monday, December 2, 2024 9:53 AM
To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>;
planningsystemssupport@midsussex.gov.uk
Subject: Planning application consultation - DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/24/2758. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer katherine.williams@midsussex.gov.uk

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS 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

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