

From: Will Langer <will@stephenlanger.co.uk>
Sent: 09 July 2025 17:32:15 UTC+01:00
To: "Peter Young" <peter.young@dowsettmayhew.com>; "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>; "Steven King" <Steven.King@midsussex.gov.uk>; "Planning - Stephen Langer Architects" <planning@stephenlanger.co.uk>
Subject: RE: Application DM/24/1931 - Burleigh Oaks Stables, East Street, Turners Hill
Attachments: RE: Invalid application DM/24/1931 - Burleigh Oaks Stables, East Street, Turners Hill

Hi Anna,

Further to Peter's email below, please see attached correspondence from 12th June 2025 for ease.

As Peter mentioned, we would really appreciate a response to this and have the questions answered, and until this time the application should remain undecided. This ensures clarity and transparency for the whole project.

Many thanks

Will

Will Langer MRICS Chartered Surveyor will@stephenlanger.co.uk www.stephenlanger.co.uk Direct Dial: 01892 351070	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: Peter Young <peter.young@dowsettmayhew.com>
Sent: 04 July 2025 14:33
To: Anna Tidey <anna.tidey@midsussex.gov.uk>; Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>; Will Langer <will@stephenlanger.co.uk>
Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Steven King <Steven.King@midsussex.gov.uk>
Subject: Re: Application DM/24/1931 - Burleigh Oaks Stables, East Street, Turners Hill

Anna,

I have just got back from site and seen your email below.

Whilst you were on leave, Will Langer wrote to you regarding my communication with the LPA, that was sent to you on 11 April, and to which no response has been received. Will's email was sent on the 12 June, and I attach again for you, in case you have missed this. The applicant

feels it would be reasonable for the LPA to respond to this, before making a determination, especially as the reasonable observations were raised on 11 April (some 3 months ago).

Regards

Peter Young
BSc (Hons) MA MRTPI
Associate Director

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Date: Friday, 4 July 2025 at 10:30
To: planning@stephenlanger.co.uk <planning@stephenlanger.co.uk>, Will Langer <will@stephenlanger.co.uk>, Peter Young <peter.young@dowsettmayhew.com>
Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>, Steven King <Steven.King@midsussex.gov.uk>
Subject: Application DM/24/1931 - Burleigh Oaks Stables, East Street, Turners Hill

Dear Stephen, Will and Peter

Further to my email of 22.05.2025 I am reviewing this case again.
I note that the further information on the **surface water drainage and foul drainage arrangements**, has not been provided by the requested date of 20th June 2025.
I am writing to advise you that I intend to make a recommendation next week to refuse this application and recommend that the mobile home is removed from the site.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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From: Anna Tidey
Sent: 22 May 2025 17:02
To: planning@stephenlanger.co.uk; Will Langer <will@stephenlanger.co.uk>; Peter Young <peter.young@dowsettmayhew.com>
Subject: Invalid application DM/24/1931 - Burleigh Oaks Stables, East Street, Turners Hill

Dear Stephen, Will and Peter

Further to the recent communications that I have received regarding the above application I have reviewed the case with my Senior Officers.

It has been decided that as the surface water flood extent affects land within the blue outlined land, and not within the red line that extends around the site boundary, that a Flood Risk Assessment is not required in this case. As such I shall be requesting that the application is made Valid again, and this will allow me to make a recommendation on the proposal in due course.

However, in reviewing the case I note that the Drainage Engineers have requested further information on the **surface water drainage and foul drainage arrangements, see my email sent to Will Langer on 23.01.2025 below**. No further supporting drainage information has been provided to date.

Please can this information be provided. I believe that a reasonable timescale for the provision of this information is by 20th June 2025. This happens to coincide with my return to work after a period of planned leave.

I look forward to hearing from you.

Regards

Anna Tidey

Planning Officer

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

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 23 January 2025 16:30

To: Will Langer <will@stephenlanger.co.uk>

Cc: Tanya Leete <Tanya.Leete-Groves@midsussex.gov.uk>

Subject: RE: DM/24/1931 - Burleigh Oaks Stables, East Street, Turners Hill

Dear Will

I have left you an answerphone message this afternoon. I have been writing my report for this application today. I note that I received the following Drainage comment some time ago and I believe that I have not followed this up with you?

The Drainage Engineers comments are: *Further information required. The flood risk and drainage team have reviewed the information submitted in support of this application and can provide the following initial comments. No information on the surface water drainage or foul drainage arrangements has been submitted.*

Following receipt of the additional flood risk information requested we shall review and provide further comment on this application.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

I note that on the application form the answer to the Question regarding whether the site is within an area at risk of flooding was 'No'. However, parts of the land fall within areas of 1 in 100 year and 1 in 1000 year Surface Water flooding. **I note that this was not picked up on the registration of the application, which is an omission. I apologise for this error.** There is a flooding implication as a result of the proposed development. The application should have been accompanied by a Flood Risk Assessment, as set out on page 11 of the Validation Criteria for Planning Applications, see [Validation criteria for planning applications \(Including Technical Details Consent\)](#)

Therefore I shall request that the application **is made Invalid today**. Please submit an Flood Risk Assessment (FRA) for consideration by the Drainage department. Upon receipt of the FRA the application can be made Valid again, the consultation undertaken and I can make a recommendation for a decision.

I look forward to hearing from you.

Regards
Anna Tidey
Planning Officer

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