

**From:** Henry Wagstaff <Henry@wilburyplanning.co.uk>  
**Sent:** 07 November 2025 14:41:30 UTC+00:00  
**To:** "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>  
**Subject:** FW: Twineham Court Farm | DLL Application Form  
**Attachments:** TwinehamCourtFarm.BNGAssessment.Rev2.pdf

Hi Rachel,

Please see below further updates, and queries we have at this stage:

- We've decided to go down the DLL Licence route for the GCNs. My client has paid the first stage fee to NatureSpace, and we will receive their report within 10-working days. Once received I'll forward onto you.
- See email chain below from CT Ecology. This provides a response to Place Services comments regarding the BNG Assessment.
- I note the description of the development hasn't been updated on the Council's online system. Please confirm whether the necessary statutory consultees have been re-consulted as a result of this change in description?
- Please confirm when we're due the updated consultee comments from the LLFA and following the submission of the FRA and update drainage strategy?

Kind regards,

Henry

**Henry Wagstaff BA(Hons) MPLAN MRTPI**  
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**From:** Carly Teague <carly@ctecology.co.uk>  
**Sent:** 06 November 2025 10:41

**To:** Henry Wagstaff <Henry@wilburyplanning.co.uk>  
**Subject:** Re: Twineham Court Farm | DLL Application Form

Good morning Henry

I have now had a chance to go through the comments from Place Services.

1. Habitat areas have been checked and these do equate to the habitat areas for the site. Just to clarify the BNG relates to the blue line shown on the habitat map (the application area). I have re-attached the BNG assessment letter which shows the application area (blue line) on the habitat map.
2. To confirm, the pond is on-site and this is within both the blue line (application area) and the red line (wider landownership boundary). Place Services have stated this is shown to be outside the red line boundary.
3. As the project has been running over a number of years, the original habitat map was mapped using JNCC guidelines. This has been updated over the years but the habitat classifications have remained the same. Scattered trees are shown on the habitat map but the UK habs classification has been used for the BNG assessment -the arboricultural survey report was used to inform the tree assessment for the BNG. The number of trees within the application site are accurate and in accordance with the arboricultural report.
4. The number of trees within the application site are accurate in accordance with the arboricultural report: 11 medium trees, 29 small trees.

Kind regards  
Carly

Carly Teague  
Director



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