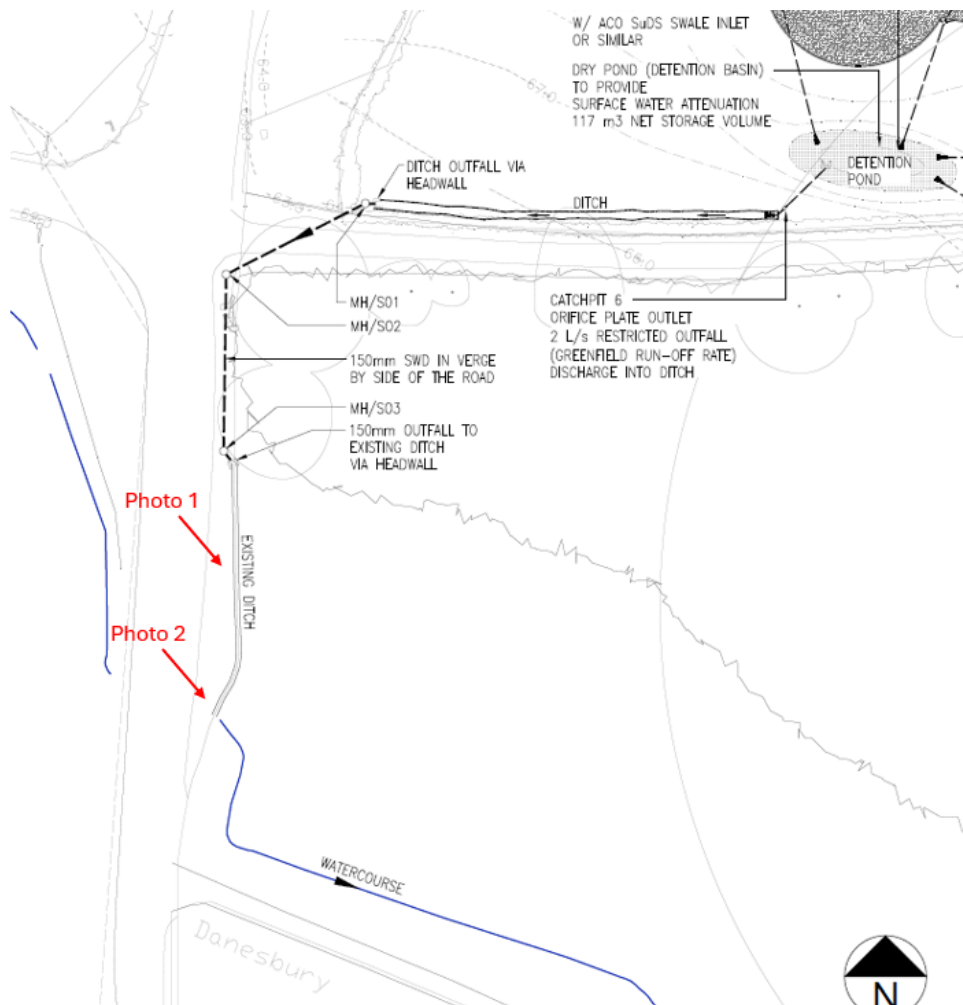


From: Kai Penny <kai@whaleback.co.uk>
Sent: 10 August 2026 15:10:19 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Re: DM/26/1451 - Borde Hill Garden

Hi Joanne,

Thanks for moving the applications forward whilst I was on leave. We're actioning the BNG condition feedback and, so that's it's clear, the new landscaping plans submitted show the increased attenuation pond size in response to the drainage changes.

On drainage, the consultee also asked for condition evidence of existing outfalls to be used / discharge locations. I have attached photos of the ditch to be utilised (Photo 1) and the outlet to the stream (Photo 2), which relates to the below locations:



The ditch is heavily overgrown, so it is difficult to take any further clearer photographs, but the applicant can commit to clearing the ditch (including at the proposed discharge location) before the drainage works proceed.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

WHALEBACK

RTPI Planning Consultants

[Instagram](#) | [LinkedIn](#)

www.whaleback.co.uk



Sussex Heritage Trust 2023

Winner | Small Scale Residential Award

Winner | Public and Community Award

From: Gareth Giles <gareth@whaleback.co.uk>

Sent: Tuesday, August 4, 2026 11:01 AM

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/26/1451 - Borde Hill Garden

Hi Joanne,

EOT for BNG agreed also.

Please find attached the outstanding drainage material. If you need anything else this week let me know.

Best wishes

Gareth

Gareth Giles FRTPI

Planning Director

gareth@whaleback.co.uk

Office: 01273 234354

Direct: 07990 631790

WHALEBACK

RTPI Planning Consultants

[Instagram](#) | [LinkedIn](#)

www.whaleback.co.uk



Sussex Heritage Trust 2023

[Winner | Small Scale Residential Award](#)

[Winner | Public and Community Award](#)

From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 03 August 2026 17:09

To: Gareth Giles <gareth@whaleback.co.uk>; Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/26/1451 - Borde Hill Garden

Hi Gareth,

Thank you for your email with the updated Ecological Enhancement Plan in relation to the BNG condition (reference DM/26/1452) and the update in relation to the timescales for the outstanding drainage information in relation to DM/26/1451.

I note that you have agreed an EoT until the 11th September for DM/26/1451. Could I request that this is also agreed for DM/26/1452 (BNG condition) to allow the completion of the legal agreement?

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

Tel: 01444 477330

joanne.fisher@midsussex.gov.uk

www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Gareth Giles <gareth@whaleback.co.uk>
Sent: 03 August 2026 14:42
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/26/1451 - Borde Hill Garden

Hi Joanne,

Please find attached updated BNG doc to pass to your solicitor. Drainage material to follow tomorrow I believe.

Happy to agree to your EOT though any decision ahead of that would be enormously appreciated as the estate want to commence works this year.

Best wishes
Gareth

From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 31 July 2026 14:25
To: Kai Penny <kai@whaleback.co.uk>
Cc: Gareth Giles <gareth@whaleback.co.uk>
Subject: RE: DM/26/1451 - Borde Hill Garden

Hi Kai,

Thank you for your email and update.

I note your request for a shorter extension of time (EoT). However, I do not consider the 21st August to be a realistic target date given the amended information and revised drainage details that are still to be submitted. Once received, these documents will need to be consulted on with the Council's Ecologist and Drainage Engineer, which will require a 21-day consultation period. Following that process, I will need sufficient time to review the consultation responses and assess the submitted information.

In light of this, I would be grateful if you could confirm your agreement to the EoT date set out in my letter of yesterday.

I note receipt of the updated CEMP submitted this afternoon which I will shortly review.

With regard to the legal agreement relating to the BNG condition (DM/26/1452), this is currently with the Council's Legal Officer. They have been dealing with a high volume of matters recently; however, they will contact the solicitor named on the obligation form in due course.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

Tel: 01444 477330

joanne.fisher@midsussex.gov.uk

www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>
Sent: 31 July 2026 12:44
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Cc: Gareth Giles <gareth@whaleback.co.uk>
Subject: Re: DM/26/1451 - Borde Hill Garden

Hi Joanne,

Thank you for the update, much appreciated.

I'm on leave next week, but the revised drainage plans should be ready early next week, which Gareth will forward in my absence. The revisions have led to an increase in the attenuation pond size as shown on the landscaping plans, so hopefully the updated landscaping plans can supersede those already discharged.

We've also identified some minor revisions being required to the ecology and BNG material, which we'll forward either today or early next week.

To give the applicant some prospect of starting works next month, could we agree to a shorter EOT until the 21st August please? I know you think it's unlikely due to the outstanding matters, but we'd like to at least set a target for August if at all possible.

Do you know where we are with the BNG legal agreement and whether that process has now been started?

Kind regards,

Kai Penny MRTPI
Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

WHALEBACK

RTPI Planning Consultants

[Instagram](#) | [LinkedIn](#)

www.whaleback.co.uk



Sussex Heritage Trust 2023

[Winner | Small Scale Residential Award](#)

[Winner | Public and Community Award](#)

From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: Thursday, July 30, 2026 4:04 PM

To: Kai Penny <kai@whaleback.co.uk>

Subject: DM/26/1451 - Borde Hill Garden

Dear Kai,

I refer to the above application currently under consideration.

Please find attached my response in respect of the application. Please note further information is required in respect of conditions 3 and 5 and the request in informative 1.

I trust this assists.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

Tel: 01444 477330

joanne.fisher@midsussex.gov.uk

www.midsussex.gov.uk



Working together for a better Mid Sussex

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 unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

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 unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex

District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

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 unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.