

From: Rachel Richardson
Sent: 04 February 2026 14:26:55 UTC+00:00
To: "Hamish Jackson - Senior Ecological Consultant"
<hamish.jackson@essex.gov.uk>
Subject: FW: Shepherds Cottage planning application DM/25/1857
Attachments: 250160-TMA-XX-RP-EC-5900-P00 Shepherds Cottage, Sayers Common (Change of use) - BNG Exemption Memo.pdf

Hi Hamish,

I have received the attached.

I hope this provides the information you requested and I look forward to hearing from you,

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Lisa Vohmann <lisavohmannarchitecture@gmail.com>
Sent: 04 February 2026 13:56
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Subject: Fwd: Shepherds Cottage planning application [TMA250160]

Dear Rachel,
Please find attached the completed bng exemption memo.
Regards Lisa

----- Forwarded message -----

From: **Paul Sheridan** <Paul.Sheridan@tma-consultants.co.uk>
Date: Wed, 4 Feb 2026 at 11:27
Subject: RE: Shepherds Cottage planning application [TMA250160]

To: Lisa Vohmann <lisavohmannarchitecture@gmail.com>
Cc: Bradley Collins <Bradley.Collins@tma-consultants.co.uk>, Desk <Desk@tma-consultants.co.uk>

Hi Lisa,

Please find attached the completed BNG exemption memo relating to Shepherds Cottage, Sayers Common.

This should be sufficient to evidence the exemption from the statutory BNG requirements but please let me know if you require anything further.

Regards



Paul Sheridan
Senior Ecologist

TMA Environmental Consultants, 2 The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN

0345 094 3268 | www.tma-consultants.co.uk

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recipient, please contact the sender and delete this email and all attachments. Please consider the environment before printing this email.



From: Lisa Vohmann <lisavohmannarchitecture@gmail.com>
Sent: 04 February 2026 10:08
To: Paul Sheridan <Paul.Sheridan@tma-consultants.co.uk>
Subject: Fwd: Shepherds Cottage planning application [TMA250160]

Sorry Paul,
Planners chasing me.
Regards
Lisa

Lisa Vohmann | BA(Hons) DipArch RIBA | Lisa Vohmann architecture | M 07720391122

----- Forwarded message -----

From: **Lisa Vohmann** <lisavohmannarchitecture@gmail.com>
Date: Mon, 2 Feb 2026 at 12:44
Subject: Re: Shepherds Cottage planning application [TMA250160]

To: Paul Sheridan <Paul.Sheridan@tma-consultants.co.uk>
Cc: Desk <Desk@tma-consultants.co.uk>

Dear Paul,
I confirm acceptance of your quote.
Regards Lisa

Lisa Vohmann | BA(Hons) DipArch RIBA | Lisa Vohmann architecture | M 07720391122

On Mon, 2 Feb 2026 at 12:15, Paul Sheridan <Paul.Sheridan@tma-consultants.co.uk> wrote:

Hi Lisa,

Many thanks for the quick response. I will work to the site plan provided. Please can you just confirm you are happy to instruct the BNG exemption memo quote provide and I will get everything set up and arrange for the memo to be completed.

Regards

TMA **Paul Sheridan**
Senior Ecologist

TMA Environmental Consultants, 2 The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN

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From: Lisa Vohmann <lisavohmannarchitecture@gmail.com>

Sent: 02 February 2026 12:00

To: Paul Sheridan <Paul.Sheridan@tma-consultants.co.uk>

Subject: Fwd: Shepherds Cottage planning application

Dear Paul,

Thank you for the quote.

Please base it on the attached site plan. It is the one we sent to you back in November as the correct existing and proposed site plans, when we had to clarify the site boundaries.

Regards Lisa

----- Forwarded message -----

From: Lisa Vohmann <lisavohmannarchitecture@gmail.com>

Date: Tue, 25 Nov 2025 at 16:54

Subject: Shepherds Cottage planning application

To: Paul Sheridan <Paul.Sheridan@tma-consultants.co.uk>

Dear Paul,

I hope you are keeping well.

I have had some response from the consultees working on the above with regard to the BNG.

The planners asked me to change the description and change the site's red and blue boundary lines. They wanted me to apply for only a change of use of the land around the buildings to regulate their

classification. We were told that if we tried to include the agriculture class field and the green house then we would get a refusal. As a result the location plans that the BNG were based on are now being questioned.

Can you read through the accompanying letter from Place Services and advise me on what you need to do to make the BNG relevant to the changed application please?

Regards Lisa

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Lisa Vohmann | BA(Hons) DipArch RIBA | Lisa Vohmann architecture | M 07720391122

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