

From: Thomas Givons <tgivons@givonsbrothers.com>
Sent: 28 August 2025 17:00:37 UTC+01:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Cc: "jgivons@givonsbrothers.com" <jgivons@givonsbrothers.com>
Subject: Re: DM/25/1556 - Planning application for glamping pods

Hi Andrew,

The pod max discharge is 0.30 m³/day, the limit for a EA permit is 2m³ as stated in GBR Rule 22

"Rule 22: make sure your new discharge does not use the same discharge point as any other discharge if the combined volume would exceed the general binding rule limit
A new discharge must not use the same outlet as any other discharge if the combined volume is greater than 2 cubic metres (2,000 litres) a day to ground. You must have a permit for the new discharge if the combined volume of the new and existing discharges is above this limit."

Obviously 2 people can't produce 2,000 litres a day,
that's more akin to agricultural irrigation. The government guidance is 150l a day per person.

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground#additional-rules-for-new-discharges-started-on-or-after-2-october-2023>

Our infiltration test is included, including a full video of a puddle draining from start to finish. The readings were perfect for what we have built.

On the David Archer report we were promised Monday, it still hasn't materialised. I'm hoping any moment now, if you can push early next week that'll be ideal but I honestly don't know what more I can do to motivate it along than sit in his office.

Regards
Tom Givons

On Thu, 28 Aug 2025, 16:43 Andrew Clarke, <Andrew.Clarke@midsussex.gov.uk> wrote:

Hi Tom,

Thanks for the email(s). I will pass them onto our drainage officers, however, whilst I note the contents I'm not it'll suffice noting a full survey and infiltration test (with calcs) will be needed together with an EA permit for the consent to discharge. I suspect these will be needed too so would advise these be provided.

On the other matters in my last email, do you have date by which the arboricultural report will be submitted (noting ideally I'll need this by tomorrow). As previously advised I am happy to agree an extension of time but I will need the information by the beginning of next week at the latest as the application is due for determination by the 5th.

I look forward to hearing from you.

Kind regards

Andy Clarke BSc (Econ), PGDip

Senior Planning Officer

Planning Investigation and Enforcement

Mid Sussex District Council, Oaklands Road

Haywards Heath, West Sussex, RH16 1SS

Tel: +44 (0)1444 477332

Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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From: Thomas Givons <tgivons@givonsbrothers.com>

Sent: 28 August 2025 14:41

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Cc: jgivons@givonsbrothers.com

Subject: Re: DM/25/1556 - Planning application for glamping pods

Hi Andrew,

Drainage attached, I zipped the photos as otherwise it'd be too big a file. Meets all their requirements as far as the rules say.

Regards

Tom Givons

On Thu, 21 Aug 2025 at 16:27, Andrew Clarke <Andrew.Clarke@midsussex.gov.uk> wrote:

Dear Mr Givons,

Thanks for the email and I have now reviewed your earlier email of Monday 18th. I have also received comments from our Drainage Officers (attached). As you will note they are requesting further information with relation to foul drainage and details of any treatment plants, discharge points and consents to discharge where appropriate. I'd be grateful if this information can be provided at the earliest opportunity and if you could provide a realistic timescale when this might be expected.

WRT to the arboriculturist report and additional planning info, when might this be expected? The current deadline for the determination of the application is already 5th September so any info should be submitted at least a week before this (so ideally by 29th August). Is this realistic? I'm content to extend the determination period beyond 5th September but would need the additional information before this date and additionally confirmation of when the second pod was installed (see below).

On the matter of the first pod and works to the tracks which potentially may be immune from enforcement through the passage of time / be considered permitted development, whilst the info provided is noted, I don't see this as currently being sufficient to indicate that the installation of pod one is immune from enforcement action. I would therefore not advise the application is amended to remove one of the pods and the application continues in its current form. The final decision, however, is yours as the applicant and the continuation of the current application does not prevent you seeking a concurrent Certificate of Lawful Development under s.191 of the T&CPA 1990 for any part of the development you believe is lawful.

If you could confirm timescales for the additional info to be submitted I'd be grateful.

Kind regards

Andy Clarke BSc (Econ), PGDip

Senior Planning Officer

Planning Investigation and Enforcement

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Haywards Heath, West Sussex, RH16 1SS

Tel: +44 (0)1444 477332

Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

Working together for a better Mid Sussex

From: Thomas Givons <tgivons@givonsbrothers.com>

Sent: 21 August 2025 15:20

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Cc: jgivons@givonsbrothers.com

Subject: Re: DM/25/1556 - Planning application for glamping pods

Dear Mr Clarke,

I am writing to request a two-week extension for our submission. Our arborist, David Archer, is scheduled to complete his report this Friday, and Bachelor Monkhouse are currently working to address the concerns you have raised. The additional time will allow us to finalise the supporting documentation properly before submission.

We would be grateful if you could confirm that an extension to 4th September is acceptable.

Kind regards,

Thomas Givons

GivonsBrothers LTD

07801811313

On Thu, 7 Aug 2025, 19:14 Andrew Clarke, <Andrew.Clarke@midsussex.gov.uk> wrote:

Dear Tom and James,

Thank you for your time yesterday. I was under the impression you had an agent acting on your behalf but note now you do not so am directing my comments to you.

As discussed, and whilst I await comments from my ecology and drainage consultees, I would make the following comments.

The site lies in a rural area and whilst only generally accessible by private motor car, does have links to local public rights of way and in respect of the National Landscape is considered to be small-scale development with some economic benefit and which supports the aims of the High Weald Management Plan. The principle could therefore be acceptable, however, as discussed the woodland in which it is located is designated Ancient Woodland. In this respect paragraph 193 of the NPPF is relevant and states:

When determining planning applications, local planning authorities should apply the following principles:

i) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

ii) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;

Examples of exceptional reasons are given as being *infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.*

The application submission does not make significant reference to this requirement and therefore I would request your comments regarding the exceptionality of the development and what mitigation strategy could be implemented. I understand you are waiting for further evidence in respect of this matter and if this could be provided within the next 14 days it'd be appreciated. This issue will need to be addressed in order that planning permission could be granted.

I also note the tree survey submitted with the application and the presence of T14 (a mature Oak in good condition) in very close proximity the pagoda and covered seating area around the northernmost pod. This tree is of value and the presence of the footings of the pagoda has the potential to cause long term harm to the tree. I would therefore ask if there were scope of this item to be removed and relocated outside of the root protection area of trees considered to be in good condition around the pod.

Finally I note your comments (and that on the application form) that at least one of the pods (and associated features) may now be more than 4 years old and potentially exempt from formal enforcement action. I would therefore invite you to provide any evidence you may have as to the lawfulness of any of the elements of development subject to the application so that I can provide advice and potentially amend the application as necessary.

I'd be grateful for your comments and any evidence you wish to submit within the next 14 days.

Kind regards

Andy Clarke BSc (Econ), PGDip

Senior Planning Officer

Planning Investigation and Enforcement

Mid Sussex District Council, Oaklands Road

Haywards Heath, West Sussex, RH16 1SS

Tel: +44 (0)1444 477332

Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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From: Thomas Givons <tgivons@givonsbrothers.com>

Sent: 25 July 2025 10:19

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; jamesgivons@gmail.com

Subject: Re: DM/25/1556 - Planning application for glamping pods

Hi Andrew,

August 6th would be good for me if that's ok with you?

Do you want to call me when at the red Bucklands Farm gate? 07801811313.

Regards

Tom Givons

On Fri, 25 Jul 2025, 10:07 Andrew Clarke, <Andrew.Clarke@midsussex.gov.uk> wrote:

Dear Mr Givons,

I refer to the above application currently pending with the LPA. In order that I assess the application I will need to visit the site and would be grateful if you could confirm which of the dates / times below would be convenient for you:

Tuesday 5th August 12pm – 5pm

Wednesday 6th August 10.30am – 11.30am

Wednesday 13th August 9am – 12pm

Thursday 28th August 9am – 5pm

Friday 29th August 9am – 5pm

I look forward to hearing from you.

Kind regards

Andy Clarke BSc (Econ), PGDip

Senior Planning Officer

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Tel: +44 (0)1444 477332

Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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