

From: Thomas Givons <tgivons@givonsbrothers.com>
Sent: 18 August 2025 09:27:11 UTC+01:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: Re: DM/25/1556 - Planning application for glamping pods
Attachments: 1000019489.jpg, 1000019483.jpg, 1000019486.jpg, 1000019414.jpg, 1000019417.jpg, 1000019415.jpg, 1000019416.jpg, 1000019418.jpg

Dear Andrew,

Hope you enjoyed your holiday.

Please find attached photographs showing the delivery of the first pod, as well as images of the access road before and after our improvements. For reference:

- **Image 483** shows the road after the works were completed. Although this work took place in mid-July, we can provide timestamps confirming it falls outside the four-year period anyway.
- The works consisted solely of adding additional stone to an existing forestry track, which we understand to be planning-exempt improvements not development, albeit even if laid it'd probably fall under permitted development
- Invoices are attached for your records.

The first pod was delivered on **29 June** and fully installed by **mid-July**—allowing us to use a roller to flatten the surface, as shown in the image ending in “83.”

In light of this, we would like to amend the current application as follows:

- **First pod:** Switch to a Certificate of Lawfulness application, as we believe it now meets the relevant criteria.
- **Second pod:** Continue the planning application as originally submitted.

We are working on the final things, are we still set on this Thursday or can we get another week or two just to finish up?

Kind regards,

Thomas Givons
07801 811313

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

Apologies. One other thing I would request is any photo evidence of the tracks serving and leading to the pods prior to them being constructed and which show the condition and make up

of the woodland tracks. This will be used to assess whether those works represent 'development' for which planning permission would be required. Again if this could be provided within 14 days it'd be appreciated.

Kind regards

Andy Clarke BSc (Econ), PGDip

Senior Planning Officer

Planning Investigation and Enforcement

Mid Sussex District Council, Oaklands Road

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Tel: +44 (0)1444 477332

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

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

Sent: 07 August 2025 19:15

To: Thomas Givons <tgivons@givonsbrothers.com>; jamesgivons@gmail.com

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

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

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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

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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