

From: Debbie Marriage <debbie@djmtpl.co.uk>
Sent: 14 July 2025 07:05:52 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Robin Gamble" <robin@ukhelix.com>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

Further to your email of 10th, I have asked GTA if they have made the application for the OWC, and wait to hear. However, I note that the Flood and Drainage Team didn't ask that the OWC has been applied for in their email; they merely stated that one will be required. This we were aware of. GTA are also aware of this, and make reference to the OWC application in the FRA. See 1.2.

Therefore, I believe we have provided all the information requested by the Flood and Drainage Team.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd
Tel: 01273 597485 Mob: 07579 822550
djmtpl.co.uk

Company No: 16472027 Registered Office: 85 Church Rd, Hove, East Sussex, BN3 2BB,
England, U.K.

On 10/07/2025 10:50, Katherine Williams wrote:

Dear Debbie,

Thank you for the further information.

The Flood Risk and Drainage Team have requested confirmation if the Open Water Course Consent has been pursued as advised in their previous comments.

Kind regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: Debbie Marriage <debbie@djmtpl.co.uk>
Sent: 08 July 2025 17:49
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble <robin@ukhelix.com>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

Please find attached a Flood Risk and SUDS Assessment from GTA. The document has been updated in the light of the recent comments from the Flood Risk and Drainage Team, specifically drawing 13413/1105 P1, in Appendix D, showing the cross section of the ditch and proposed extension.

This, along with the supporting text, confirms that the extension will not cause a loss of capacity in the ditch.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd
Tel: 01273 597485 Mob: 07579 822550
djmtpl.co.uk

Company No: 16472027 Registered Office: 85 Church Rd, Hove, East Sussex, BN3 2BB, England, U.K.

On 30/06/2025 17:48, Katherine Williams wrote:

Dear Debbie,

Thank you for your email and my apologies for the continued delay.

Please see the attached comments from the Flood Risk and Drainage Team who have received the letter from GTA Civils & Transport Ltd, and request further information.

The Flood Risk and Drainage Team have also subsequently confirmed that the additional information requested is not addressed in the current information provided with the application.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Debbie Marriage <debbie@djmtpl.co.uk>
Sent: 30 June 2025 13:42
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble <robin@ukhelix.com>; Malcolm Avery (Cllr) <malcolm.avery@midsussex.gov.uk>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

We continue to have no response from you or your manager on the on-going problems with the Flood Risk and Drainage Team. I have alerted Cllr Avery to this issue, who is looking into it. Please can we have an update.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd
Tel: 01273 597485 Mob: 07579 822550
djmtpl.co.uk

Company No: 16472027 Registered Office: 85 Church Rd, Hove,
East Sussex, BN3 2BB, England, U.K.

On 06/06/2025 18:07, Katherine Williams wrote:

Good Afternoon,

Thank you for your emails.

I have made my manager aware of the delay in drainage comments, however due to the number of applications received by the Council they are unable to get involved in individual cases. I am continuing to chase the outstanding comments and for a timescale for these comments.

I will be in touch when these have been received, my apologies for this continued delay.

Kind regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: Debbie Marriage <debbie@djntp.co.uk>
Sent: 28 May 2025 14:18
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble <robin@ukhelix.com>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

Thank you for the information on BNG. Essentially, land owned by the application site owner are treated the same as land already on the national register. This has certainly given us food for thought.

Regarding the on-going situation with the drainage team, perhaps we could liaise directly with your line manager, to save you the hassle of Robin and I emailing you constantly?

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
16 Fairdene, Southwick, BN42 4QN
Tel: 01273 597485
Mob: 07579 822550
djmtpl.co.uk

On 23/05/2025 17:30, Katherine Williams wrote:

Dear Debbie,

Thank you for your emails.

In terms of off-site BNG the Council's Policy Team has provided the following advice:

I would advise the agent to read the GOV.UK guidance as this sets out what needs to be done. As a start the following links should be helpful:

1. <https://www.gov.uk/guidance/legal-agreements-to-secure-your-biodiversity-net-gain>
2. <https://www.gov.uk/guidance/register-a-biodiversity-gain-site>

Any BNG outside the red line boundary is regarded as off-site BNG and will need to be secured with a s106 legal agreement or a conservation covenant for at least 30 years. The site will need to be registered on the national biodiversity gain sites register and there is a cost to this – there will need to be a legal agreement in place before the site can be registered. The site will need to be

managed appropriately (there may be costs associated with this) as set out in the Habitat Management and Monitoring Plan (this may incur a cost as ecological consultants may need to prepare this) in order to ensure a 10% BNG is delivered. The site will need to be monitored at set intervals to ensure the habitat management is working according to the Habitat Management and Monitoring Plan (it is usually monitored by an ecologist and so this may also incur a cost) and monitoring reports sent to the local authority (if there is a s106 legal agreement) or the responsible body (if there is a conservation covenant).

Mid Sussex District Council will charge monitoring fees and legal fees for the s106 legal agreement and for monitoring the BNG (e.g. reviewing the habitat monitoring reports). The fees are set out on the Council's BNG webpage: [Biodiversity Net Gain - Mid Sussex District Council](#).

However, it appears from the Planning, Design and Access Statement that the off-site BNG is outside of Mid Sussex District. It is near Findon, West Sussex and it is within Arun District. The applicant would need to enquire with Arun District Council if they would be willing to enter a s106 legal agreement and they may also charge fees and have certain requirements.

I don't know what the cost would be if a conservation covenant was progressed with a responsible body:

<https://www.gov.uk/government/publications/conservation-covenant-agreements-designated-responsible-bodies/conservation-covenants-list-of-designated-responsible-bodies>

Note also that the biodiversity gain condition will need to be discharged prior to commencement and a biodiversity gain plan submitted to and approved by the Council. This will also need to set out the details of the off-site BNG.

<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

In terms of the outstanding drainage comments, as stated within my previous email I have made my manager aware of the extent of the delay and I will continue to chase the Flood Risk and Drainage Team for their comments and I will be in touch when these have been received.

My apologies for these continued delays.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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- SAVE A TREE Only print this email if absolutely necessary.

From: Debbie Marriage <debbie@djmtf.co.uk>
Sent: 23 May 2025 14:53
To: Katherine Williams
<Katherine.Williams@midsussex.gov.uk>; Robin Gamble <robin@ukhelix.com>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

Further to our emails this week, we are still waiting to hear the outcome of your manager's discussions with the drainage team. I would be grateful for an update

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
16 Fairdene, Southwick, BN42 4QN
Tel: 01273 597485
Mob: 07579 822550
djmtpl.co.uk

On 21/05/2025 08:56, Debbie Marriage wrote:

Dear Katherine

Further to your email yesterday, what response has your manager had from the Flood Drainage Team ? Surely your manager must have spoken to them by now ?

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
Tel: 01273 597485
Mob: 07579 822550
Web: djmtpl.co.uk



On 20/05/2025 09:41,
Katherine Williams wrote:

Good Morning,

Thank you for your emails and my apologies for the delay in my response.

Unfortunately I have not yet received a response from the

Flood Risk and
Drainage Team on
the latest information.
I have escalated this
to my manager due to
the continued delay in
comments.

In terms of off site
BNG I am awaiting a
response from the
Planning Policy Team
on this matter and I
will respond once this
has been received.

My apologies for the
continued delay in the
comments from the
consultee.

Kind Regards

Katherine Williams
BSc (Hons) MSc
Senior Planning
Officer
Development
Management
Mid Sussex District
Council
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Sussex

 - **SAVE A TREE**
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absolutely necessary.

From: Debbie Marriage
<debbie@djmtf.co.uk>

Sent: 14 May 2025
11:11

To: Katherine Williams
<Katherine.Williams@midsussex.gov.uk>;

Robin Gamble
<robin@ukhelix.com>

Subject: Re:
DM/25/0096 - Unit 19
Bolney Grange Business
Park, Bolney

Dear Katherine

We are now beyond the agreed 9th May EoT and it has been OVER TWO MONTHS since we sent our response to the Drainage Teams comments (sent 7th March). I appreciate people are busy, but this is ridiculous. Please contact the Drainage Team and impress on them the amount of time we have waited and that this now needs their attention as a priority.

In the meantime, we would appreciate advice from officers on the process for securing off-site units on land that is owned by the applicant. I have dealt with cases where the off-site units are purchased from a third party through a BNG broker, but this is different because Robin owns the off-site land. How do we navigate this without a broker? Does Robin need to apply to have his land entered onto the national BNG site

register? How does he go about this? Once registered, can the BNG land be secured with a conservation covenant, rather than a s106?

The Ecology Officer has merely stated the standard BNG condition in their letter of 19th March. Could Ms Broad please advise the process for setting up Robin's land for off-site units, please.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
Tel: 01273 597485
Mob: 07579 822550
Web: dimtp.co.uk



On 17/04/2025
10:02, Katherine
Williams wrote:

Dear
Both,

Thank
you for
your
emails.

I am still
awaiting
comment
s from
the Flood
Risk and
Drainage

Team
who have
received
your
response
to their
original
objection.
My
apologies
for this
delay,
which
has been
due to
the high
workload
of the
team.

I am
chasing
these
comment
s and will
be in
touch
once
these
have
been
received.

To allow
the
applicatio
n to
remain in
time to
allow
these
comment
s to be
provided
and for a
decision
to be
made I
would
like to
request

an
extension
of time to
9th May,
please
confirm if
this date
is
acceptable.

Kind
Regards

Katherine
Williams
BSc
(Hons)
MSc
Senior
Planning
Officer
Development
Management
Mid
Sussex
District
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01444
477214
[www.mid
sussex.g
ov.uk](http://www.mid-sussex.gov.uk)



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From:

Robin
Gamble
[<robin@ukhelix.com>](mailto:robin@ukhelix.com)

Sent: 16
April 2025
14:29

To:

Katherine
Williams
[<Katherine.Williams@midsex.gov.uk>](mailto:Katherine.Williams@midsex.gov.uk)

Cc: Debbie
Marriage
[<debbie@djmtpltd.co.uk>](mailto:debbie@djmtpltd.co.uk)

Subject:

Re:
DM/25/00
96 - Unit
19 Bolney
Grange
Business
Park,
Bolney

Hi
Katherin
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I hope
you are
well and
enjoying
the

transitio
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Spring
time.

Just
following
up on
Debbie's
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March. I
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let me
know
and I'll
get it
sent
over
again.

Kind
regards

Robin

On Fri,
11 Apr
2025 at
09:24,
Debbie
Marriage
<debbie@djmt.co.uk>
wrote:

Hi
Katheri
ne

Further
to our
emails
of 2nd
April, is
there
any
news
from
the
drainag
e team
?

kind
regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
Tel: 01273 597485
Mob: 07579 822550
Web: djmtpl.co.uk



On
02/04/
2025
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Please note the office will be closed from Thursday 27th March to Thursday
access to emails only.

Debbie Marriage BSc (Hons) MA MRTPI
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Tel: 01273 597485
Mob: 07579 822550
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Letter from GTAC
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s comments

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William S. B. S. c (Hons) MSc Sceni or Plann ing Officer Development

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