From: Jess Sparkes <JSparkes@cala.co.uk>
Sent: 07 January 2026 11:24:22 UTC+00:00
To: "Stuart Malcolm" <stuart.malcolm@midsussex.gov.uk>
Cc: "Tracy Puttock" <tracy@ashill.co.uk>
Subject: Brickworks - Response to application DM/25/1853 - outstanding conditions
Attachments: 837-EMS - West Hoathly - P1.xlsx, FW: DM/23/0827 West Hoathly Brickworks - Discharge of Planning Obligations (PRoW), 890844-RSK-ZZ-XX-DR-C-1007-T01- External Works - Sheet 1 - revised.pdf, 890844-RSK-ZZ-XX-DR-C-1008-T01- External Works - Sheet 2 - revised.pdf, 890844-RSK-ZZ-XX-DR-C-1009-T01- External Works - Sheet 3 - revised.pdf, 890844-RSK-ZZ-XX-DR-C-1010-T01- External Works - Sheet 4 - revised.pdf, 890844-RSK-ZZ-XX-DR-C-1011-T01- External Works - Sheet 5 - revised.pdf, 890844-RSK-ZZ-XX-DR-C-1012-T01- External Works - Sheet 6 - revised.pdf

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Hi Stuart,

A very Happy New Year to you.

I have tidied up the original email exchange and removed conditions that have been discharged. Updated comments in red as follows:

Planning Conditions

- **DM/25/2498 – Condition 3 (1 in 20 drawings), and 19 (M4(3) properties**)
  The EHO consultation response requests a copy of the Air Quality Statement – attached for ease. Can you please send this to Nick Bennett if he doesn't have a copy yet?

  3 – Anna has commented as follows:

- *- Window recess depths appear insufficient, with only half-brick depth, which may result in flat-looking elevations. Please revise. I have put this to my colleagues and await their response.*
- *- Please provide 1:20 sections and front elevations of typical entrance canopies/doors (shown in context). Please include confirmation on the front door colours. I believe this was not delivered yet. RAL Colour is 7016 for both front entrance and garage doors. Canopy detail to follow.*
- *- Please provide External Material Schedule. See attached EMS submitted pursuant to Condition 2.*
- *- Obscured windows on the ground floor level are not acceptable. This particularly applies to the Plot 86 which is a corner plot. Furthermore, I would suggest only the bottom half of the full-size bathroom windows to be obscured (e.g. Plot 72-73, 80 etc first floor). We will remove obscure glazing.*
- *- Provide more information on the railing. To follow.*
- *- Provide chimney detail. To follow*

- *- I understand Vertically hang plain tiles is to replace some of the approved Weatherboarding in some places? If so, please update the Material Plan. We don't have any tile hanging so not sure where this has come from.*
- *- At the moment dwg. No: SD/3003 dated Oct 2014 is not acceptable as it shows elevations which do not correspond with any of the approved elevations. Drawing submitted in error, no hanging tile.*

19 – chased up housing and their comments are to come today or at start of next week. Are these available yet?

- **DM/25/1658 – Condition 4 (soft landscaping), 20 (play area), 27 (landscape management)**
  Updated soft landscape information submitted 31 October – no further comments

  4, 20 and 27 – awaiting further landscape comments. But tree officer has confirmed that she is broadly happy with changes although has questioned the replacement of Sambucus in the SANG with Frangula alnus. Whilst it is native to specific parts of the UK, it is not endemic to this area at all, and, therefore, not really appropriate. It is suggested to replace it with holly or hazel. Please confirm.
  Are there any further landscape comments before we amend the holly/hawthorn as requested?

- **DM/25/1929 – Condition 5 (hard landscape)**
  Consultees raise no objection

  5 – awaiting further information on specific materials/products for hard landscaping scheme. Submitted information refers to 6 External Works Sheets but these do not include this specific info. Need all boundary treatment heights shown too
  We have added boundary treatment heights to the External Works Plans – see attached.

S106 Obligations

- DM/25/1765 – SANG Spec (Clause 7, Schedule 1)
- DM/25/1766 – Management Spec (Clause 8, Schedule 1)

  - Further comments to come from officers

The Travel Plan (Clause 4, Schedule 1) was approved on 19.5.25 as per the attached email from Ian Gledhill. Nothing has been received concerning the Public Right of Way detail submitted at the same time. Clause 1.1 in Schedule 3 is vague, can we presume the submitted PRoW details are acceptable?

I would not recommend assuming this, please contact the Public Rights of Way team at WSCC directly. WSCC PRoW officer is happy with the submission – please see attached email dated 17 December FYI.

Kind regards,

Jess

Jessica Sparkes MRTPI | Head of Planning

E: jsparkes@cala.co.uk | M: 07792302696

Cala Homes South Home Counties, The Dorking Business Park, Station Road, Dorking, RH4 1HJ

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Please consider the environment before printing this email.

From: Jess Sparkes
Sent: 12 December 2025 14:18
To: 'Stuart Malcolm' <stuart.malcolm@midsussex.gov.uk>
Subject: RE: Response to application DM/25/1853

Hi Stuart

Just a couple of queries in red below against condition 3 and 5. This will help me when I provide a proper response.

Kind regards,

Jess

Jessica Sparkes MRTPI | Head of Planning

E: jsparkes@cala.co.uk | M: 07792302696

Cala Homes South Home Counties, The Dorking Business Park, Station Road, Dorking, RH4 1HJ

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Please consider the environment before printing this email.

From: Stuart Malcolm <stuart.malcolm@midsussex.gov.uk>
Sent: 12 December 2025 13:15
To: Ben Boyce <Ben@ashill.co.uk>
Cc: Jess Sparkes <JSparkes@cala.co.uk>; Tracy Puttock <tracy@ashill.co.uk>
Subject: RE: Response to application DM/25/1853

Hi all

Apologies for the delay, I am still awaiting some consultee comments but also wanted to give you an update on all the conditions where I can. So please see below my comments in blue.

Thanks

Stuart

From: Ben Boyce <Ben@ashill.co.uk>
Sent: 18 November 2025 15:29
To: Stuart Malcolm <stuart.malcolm@midsussex.gov.uk>
Cc: Jess Sparkes <jsparkes@cala.co.uk>; Tracy Puttock <tracy@ashill.co.uk>
Subject: RE: Response to application DM/25/1853

Good afternoon Stuart

I hope you are well.

We thought it would be helpful to review the various Brickworks submissions, re-submissions and comments from consultees. As a few are outstanding, we have listed out the submissions below, those highlighted orange are pending (following the submission of amended/updated info) but those highlighted green are acceptable as far as we know. It would be nice is a few could now be discharged.

Planning Conditions

- **DM/25/2498 – Condition 3 (1 in 20 drawings), 9 (air quality mitigation), 18 (fire hydrants) and 19 (M4(3) properties**)
  The EHO consultation response requests a copy of the Air Quality Statement – attached for ease. Can you please send this to Nick Bennett if he doesn't have a copy yet?

  3 – Anna has commented as follows:

- *- Window recess depths appear insufficient, with only half-brick depth, which may result in flat-looking elevations. Please revise.*
- *- Please provide 1:20 sections and front elevations of typical entrance canopies/doors (shown in*
- *context). Please include confirmation on the front door colours. I believe this was not delivered yet.*
- *- Please provide External Material Schedule. I submitted the attached EMS for Condition 2. Would this do the trick for C.3 also? If so, when I respond properly I will attach that.*
- *- Obscured windows on the ground floor level are not acceptable. This particularly applies to the Plot 86 which is a corner plot. Furthermore, I would suggest only the bottom half of the full-size bathroom windows to be obscured (e.g. Plot 72-73, 80 etc first floor).*
- *- Provide more information on the railing.*
- *- Provide chimney detail.*
- *- I understand Vertically hang plain tiles is to replace some of the approved Weatherboarding in some places? If so, please update the Material Plan.*
- *- At the moment dwg. No: SD/3003 dated Oct 2014 is not acceptable as it shows elevations which do not correspond with any of the approved elevations.*

  9 – details acceptable, condition cleared.
  18 – details acceptable, condition cleared.
  19 – chased up housing and their comments are to come today or at start of next week.

- **DM/25/1853 – Condition 2 (materials), 6 (levels) and 7 (drainage)**
  Additional drainage information submitted 6 November 2025 pursuant to condition 7
  Window sample submitted mid-October pursuant to Condition 2.
  All other materials details are acceptable we believe.

  2 – details acceptable, new window sample ok, condition cleared
  6 – details acceptable, condition cleared.
  7 – awaiting further consultee comments

- **DM/25/1658 – Condition 4 (soft landscaping), 20 (play area), 27 (landscape management)**
  Updated soft landscape information submitted 31 October – no further comments

  4, 20 and 27 – awaiting further landscape comments. But tree officer has confirmed that she is broadly happy with changes although has questioned the replacement of Sambucus in the SANG with Frangula alnus. Whilst it is native to specific parts of the UK, it is not endemic to this area at all, and, therefore, not really appropriate. It is suggested to replace it with holly or hazel. Please confirm.

- **DM/25/1929 – Condition 5 (hard landscape), 26 (piling) and 28 (lighting)**
  Consultees raise no objection

5 – awaiting further information on specific materials/products for hard landscaping scheme. Submitted information refers to 6 External Works Sheets but these do not include this specific info. Need all boundary treatment heights shown too I can add the heights easily but where is the info request for specific materials and products? I cant see that in a consultation response for this submission so am not 100% what to provide.

26 – details acceptable, condition cleared.
28 – details acceptable, condition cleared.

S106 Obligations

- DM/25/1765 – SANG Spec (Clause 7, Schedule 1)
- DM/25/1766 – Management Spec (Clause 8, Schedule 1)

  - Further comments to come from officers

The Travel Plan (Clause 4, Schedule 1) was approved on 19.5.25 as per the attached email from Ian Gledhill. Nothing has been received concerning the Public Right of Way detail submitted at the same time. Clause 1.1 in Schedule 3 is vague, can we presume the submitted PRoW details are acceptable?

I would not recommend assuming this, please contact the Public Rights of Way team at WSCC directly.

I trust the above summary is helpful but do let me or Tracy know if you have any queries.

Thanks

Ben

Ben Boyce | Director
ben@ashill.co.uk | 07899 890668

Ashill
Swan Court, 11 Worple Road,
Wimbledon, London, SW19 4JS
www.ashill.co.uk

From: Tracy Puttock <tracy@ashill.co.uk>
Sent: 06 November 2025 12:39
To: Stuart Malcolm <stuart.malcolm@midsussex.gov.uk>
Cc: Ben Boyce <Ben@ashill.co.uk>
Subject: RE: Response to application DM/25/1853

Dear Stuart,

Apologies for the delay but we now have a full updated drainage pack for resubmission to respond to the LLFA consultation (attached) and missing bit of text (e-mail below).

The updated information is available here:

https://www.dropbox.com/scl/fo/4kzjjy4zj5pu12zj9b6rk/ANPZrqicPUi60A2rou7LClA?rlkey=0ridrkcj3bppu9s374ky6tf9h&dl=0

Please let me know if you can open the RSK link in dropbox – If not I can send a link to our own files instead.

Thanks

Tracy

Tracy Puttock | Planning & Development Manager
tracy@ashill.co.uk | 07887 761878

Ashill
Swan Court, 11 Worple Road,
Wimbledon, London, SW19 4JS
www.ashill.co.uk

From: Stuart Malcolm <stuart.malcolm@midsussex.gov.uk>
Sent: 15 September 2025 15:55
To: Tracy Puttock <tracy@ashill.co.uk>
Subject: FW: Response to application DM/25/1853

Hi Tracy

Please see the below

Thanks

Stuart

From: Eleanor Read <Eleanor.Read@westsussex.gov.uk>
Sent: 15 September 2025 15:53
To: Stuart Malcolm <stuart.malcolm@midsussex.gov.uk>
Subject: RE: Response to application DM/25/1853

> You don't often get email from eleanor.read@westsussex.gov.uk. Learn why this is important

Hi Stuart,

Apologies for delayed reply. Point 5 should have said:

In the FRA approved at full planning, we believe it says that additional survey work was needed in for the access road in the south of the site. In the DoC drawing, it still says additional survey work is needed. For a DoC application, the survey work should have been completed by now to inform the detailed drainage design work. Without knowing the invert levels for the outfall we are unable to check flood risk will not increase elsewhere.

Kind regards,
Ellie

Eleanor Read
Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal Phone: 227048| External Phone: 03302 227048
Email: eleanor.read@westsussex.gov.uk | Web: www.westsussex.gov.uk

From: Natalie Biddulph <Natalie.Biddulph@westsussex.gov.uk> **On Behalf Of** Flood Risk Management
Sent: 14 August 2025 13:23
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>; Flood Risk Management <floodriskmanagement@westsussex.gov.uk>
Subject: RE: Response to application DM/25/1853

Hi Stuart,

Unfortunately Eleanor is currently on leave, however I will flag with her upon her return at the end of next week,
Please do bear with us on the interim.

Kind Regards

Natalie Biddulph
Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: FRM@westsussex.gov.uk | Web: www.westsussex.gov.uk

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 13 August 2025 16:42
To: Flood Risk Management <FRM@westsussex.gov.uk>
Subject: FW: Response to application DM/25/1853

****EXTERNAL****

Hi

Please see the below/attached and confirm what point 5 is meant to say in full.

Many thanks!

Stuart

From: Tracy Puttock <tracy@ashill.co.uk>
Sent: 12 August 2025 15:55
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Cc: Ben Boyce <Ben@ashill.co.uk>
Subject: RE: Response to application DM/25/1853

Hi Stuart

In the attached, point 5 is incomplete -

- In the FRA approved at full planning, we believe it says the…….

Would you mind asking Eleanor to resend with the full text please?

Thanks
Tracy

Tracy Puttock | Planning & Development Manager
tracy@ashill.co.uk | 07887 761878

Ashill
Swan Court, 11 Worple Road,
Wimbledon, London, SW19 4JS
www.ashill.co.uk

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 07 August 2025 15:02
To: Tracy Puttock <tracy@ashill.co.uk>
Subject: FW: Response to application DM/25/1853

Hi Tracy

Please see the attached which requires attention

Thanks

Stuart

From: planninghighways@westsussex.gov.uk <planninghighways@westsussex.gov.uk>
Sent: 07 August 2025 13:19
To: planninginfo <planninginfo@midsussex.gov.uk>
Subject: Response to application DM/25/1853

Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to SULocalDevelopment@westsussex.gov.uk but the responding officer can be contacted directly via email if there are any questions relating to this response.

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