

Katherine Williams

From: Katherine Williams
Sent: 12 December 2025 17:30
To: [REDACTED]
Cc: [REDACTED]
Subject: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD
Attachments: Letter to Council.pdf

Dear Toby,

Thank you for your email.

I have had time to consider the information submitted and I have addressed the points below.

In terms of the discrepancies in the redline site boundary on the plans, the redline for a development is set out on the Existing Location and Block Plans, as required within the Council's Validation Criteria (page 2, as set out below). The Existing Location and Block Plans approved include consistent redline boundaries including all land necessary to meet the validation requirements, and therefore this redline is considered to be the boundary of the application.

The redline on the proposed plans is noted, however this line does not meet the validation criteria and would not have been accepted should it have come forward on the existing plans.

- Location plan
 - A plan of the existing site.
 - Recommended scale 1:1250.
 - The site boundary must be clearly marked in red and include all land necessary to carry out the development, including access from the public highway. Other land owned should be outlined in blue.
 - This will be required for all development.
- Block plan
 - A plan of the existing site which must include the area of works marked in red and/or labelled.
 - Recommended scale 1:500.
 - The site boundary must be clearly marked in red and include all land necessary to carry out the development, including access from the public highway. Other land owned should be outlined in blue.
 - Bin storage clearly detailed (when relevant)
 - This will be required for all development.

It should also be noted that the proposal as granted set out that the Biodiversity Net Gain would be on site, which is required to be within the redline boundary of the development site, and would only comply with redline boundary on the Existing Location and Block Plans. This requirement is set within the below guidance:

[Make on-site biodiversity gains as a developer - GOV.UK](#)

Should the redline be changed to a smaller area this will result in the Biodiversity Net Gain now being off-site and would require consideration under a full application.

In terms of amending the redline of the application this would need to be submitted as part of a new full application and cannot be approved under a Section 73 application, as the redline boundary of the permission has already been established under the original permission and cannot be changed.

As stated within my email dated 20th October, the Statutory Biodiversity Metric User Guide sets out that the net gain calculations are required to be completed for the entire redline, this area has been established on the Existing Location and Block Plans of the original permission, and there are no exceptions to this requirement.

Therefore, the options are considered to be either the withdrawal of this application and the submission of a new full application, or the submission of amended information to include calculations for the entire redline area.

I note your request for a meeting to discuss this matter; however, the legislation is clear as to the requirements and a meeting would not change the outcome.

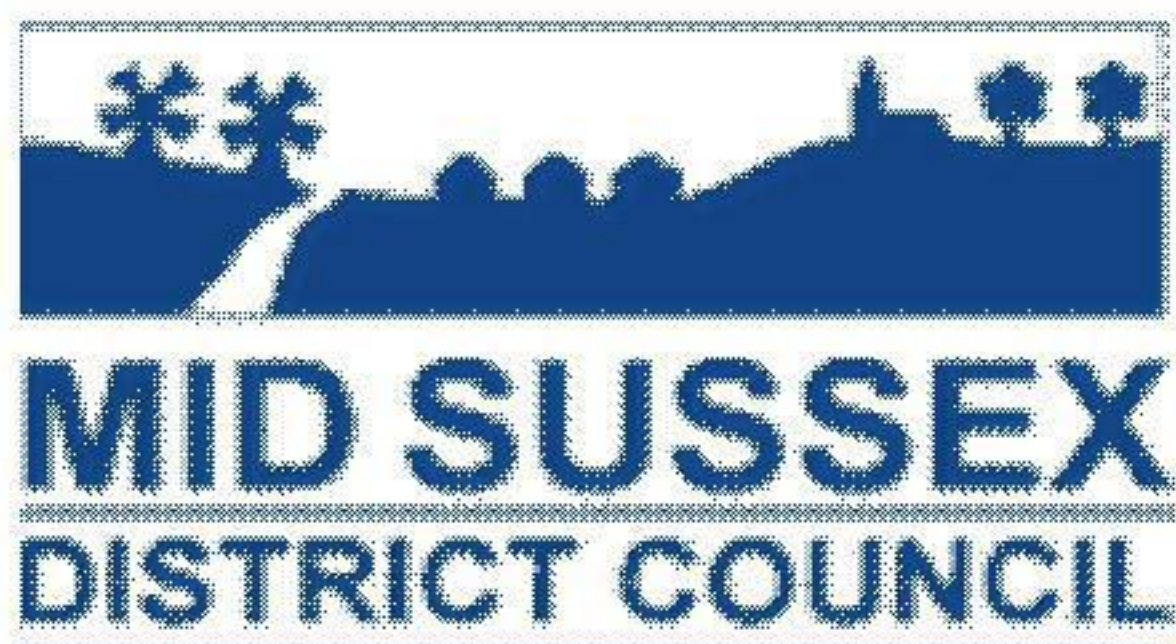
A decision now needs to be made on this application; I would therefore like to request an extension of time to 9th January 2026 to allow you time to discuss how you wish to proceed with this application. Should confirmation not be received by this date as to whether you wish to withdraw or provide amended information the application will be refused.

Please confirm if this date is acceptable.

I appreciate that this will be disappointing, however I hope that this clarifies the planning position.

Kind Regards

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



Working together for a better Mid Sussex

Sent: 27 November 2025 17:17

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

Subject: Re: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

I hope you are well.

Please find attached a detailed covering letter regarding the current position on the Biodiversity Net Gain condition for DM/24/1545 – The Stables, Pookbourne Lane, Sayers Common.

The letter provides a full and clear overview of the situation, outlining what was requested and supplied at each stage, clarifying the matters that have arisen during the determination process. The letter sets out two potential options for the Council's consideration so that we can work collaboratively towards resolving the outstanding issues.

We would be grateful if you could review the contents at your earliest convenience and advise on the Council's preferred approach. We would, of course, be very happy to meet in person/ online to discuss the matter further if that would be helpful.

Many thanks for your time and assistance, we look forward to hearing back soon.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

Sent: 21 October 2025 10:32

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

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

We will have a chat with our ecologist and get back to you shortly.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 20 October 2025 16:52

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

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

The Statutory Biodiversity Metric User Guide sets out that the net gain calculations are required to be completed for the entire redline and no exceptions to this are given.

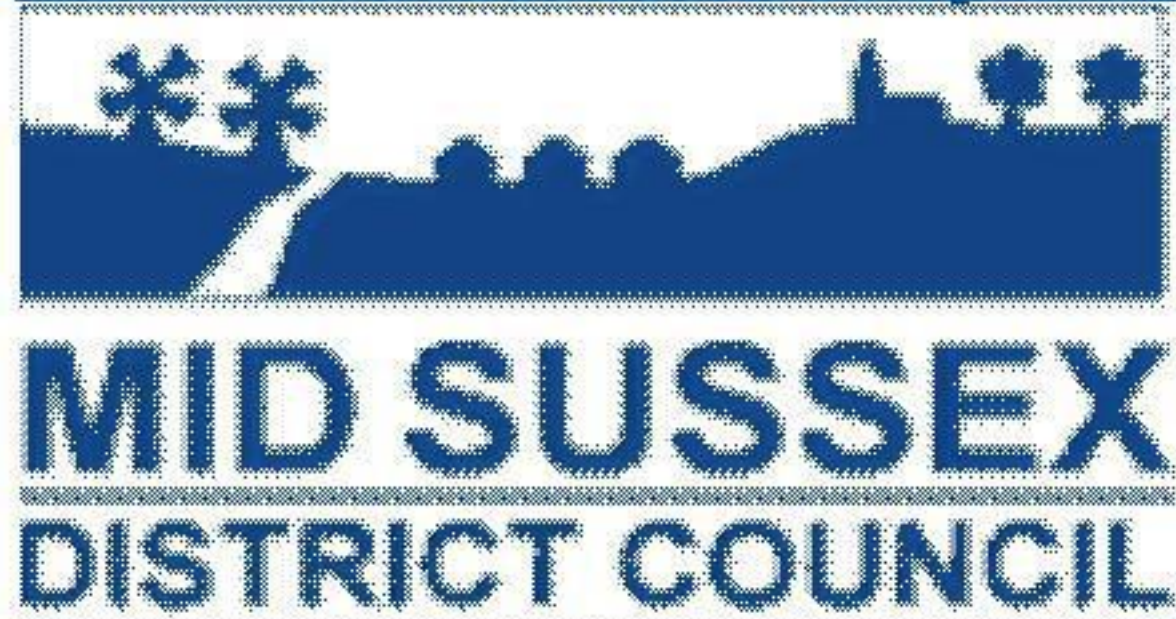
A new full application for the development can be submitted with an amended redline, however this is not considered to be a fallback or justification for not comply with the criteria set out within the user guide.

It is therefore considered that the BNG condition cannot be discharged as the currently submitted information does not comply with the principles of the legislation.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

www.midsussex.gov.uk



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Sent: 06 October 2025 12:14

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

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

We note and fully understand the ecologist's position.

They have confirmed that the proposed BNG measures are both sufficient and proportionate to the scale of development. It appears the only concern relates to the technicality of the extent of the site shown on the existing red line location plan, which currently outlines the full land ownership rather than the specific development area. If BNG were to be taken into account for this whole area it would result in an extremely high baseline value and would not be feasible to undertake a 10% increase on this whole area.

Given this, we would kindly ask that the LPA take a pragmatic approach in this instance and approve the submitted BNG plan. The ecologist has indicated that the final decision rests with you, and to avoid the fallback position of a resubmitted application with an amended 'redline' and 'blueline' configuration, we would be grateful if you could take this position into account and agree to discharge the condition.

Kind regards,

Tobias Deacon BSc
Assistant Planner

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PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 02 October 2025 14:24

[REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

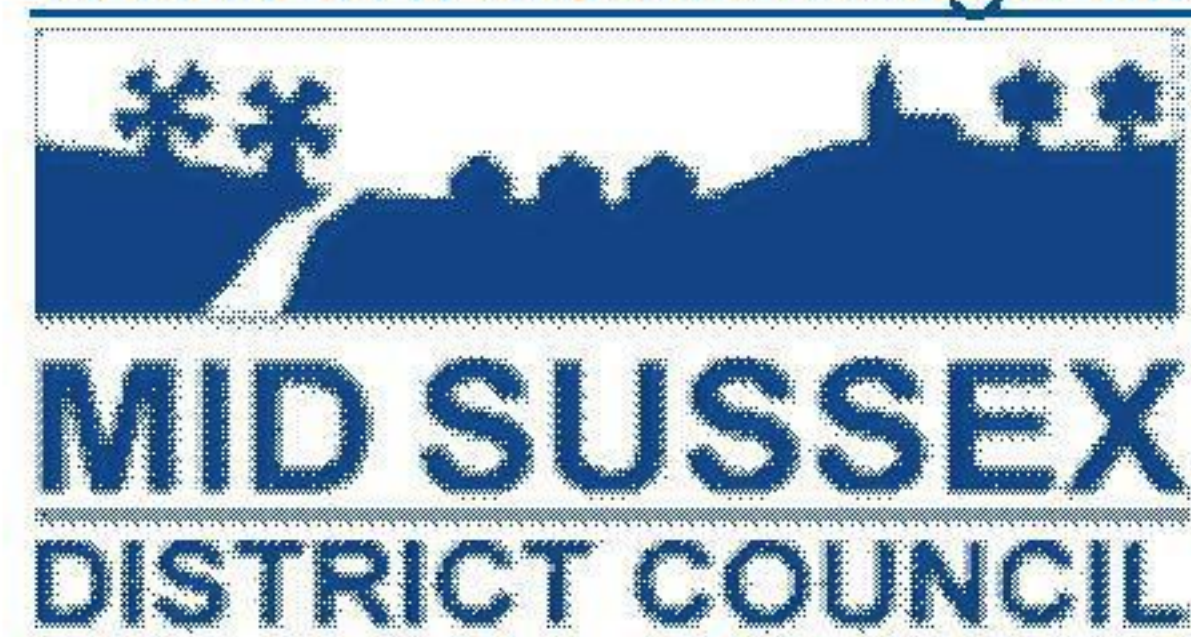
Dear Toby,

Please see the attached comments from the Council's Ecologist, who require further information.

My apologies again for the delay in receiving these comments.

Kind Regards

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



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From: Katherine Williams

Sent: 26 September 2025 11:40

[REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

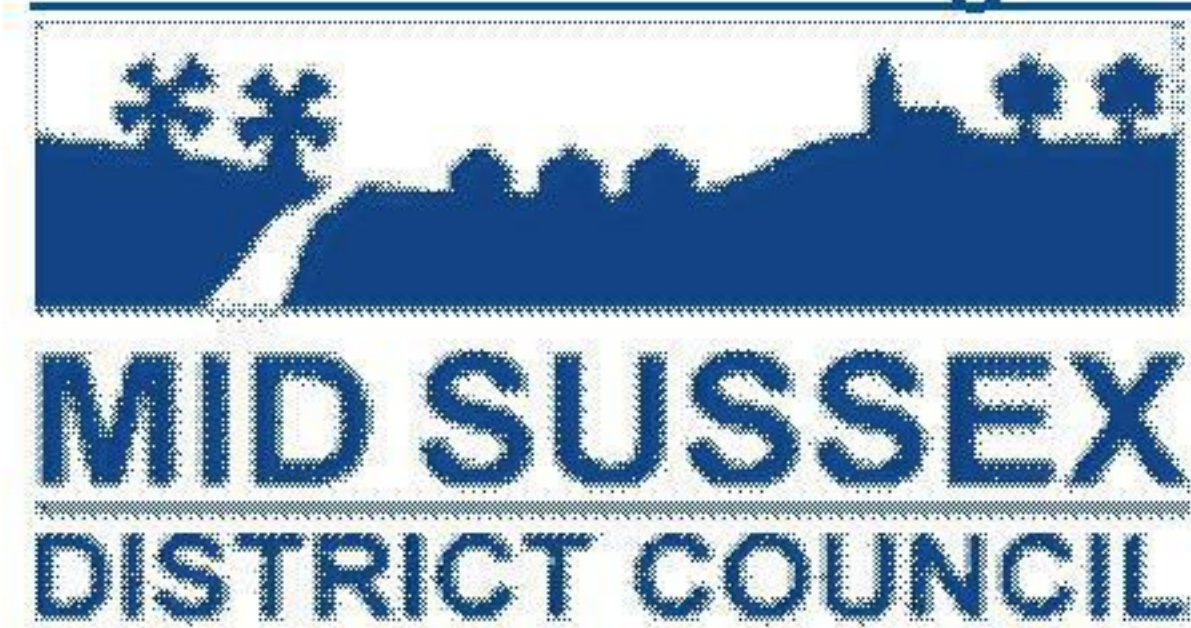
Thank you for your email.

I have not yet received a response from the Council's Ecologist, and I am continuing to chase for these comments.

My apologies for this continued delay.

Kind Regards

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



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Sent: 22 September 2025 13:32

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Anys news?

Kind regards,

Tobias Deacon BSc
Assistant Planner

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PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 30 July 2025 18:03

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Toby,

Thank you for your email and my apologies for the continued delay in a response from the Ecologist.

I am continuing to chase for a response.

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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Sent: 28 July 2025 09:40

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

It's been a couple of months now since we responded to ecology,

Please could you nudge them again to provide their response?

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

Sent: 02 July 2025 16:34

To: 'Katherine Williams' <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

It's been a little while now, just wanted to check in and see if ecology had responded.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 06 June 2025 17:18

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Toby,

Thank you for your email.

I have not yet received a response from the Council's Ecologist, however they have acknowledged the comments and will respond in due course.

I will be in touch when this has been received.

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.

Sent: 05 June 2025 11:52

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Just wanted to check in and see if the Ecologist has had a chance to consider our response below.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Toby Deacon
Sent: 27 May 2025 13:09
To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

In response to the issue raised by ecology we would like to make the following rebuttal:

We understand that the *existing location plan* shows the redline for the wider site ownership. However, also included and approved in the application was a *proposed location plan (scale 1:1250)*. The measurement for the BNG data was reasonably taken from the site's impact area in the southern paddock as shown on the proposed location plan redline area.

The submitted BNG calculations are therefore appropriate in the context of the site and development. Given that the approved proposed location plan clearly limits the development to the paddock area, it would be unreasonable to require baseline figures based on the wider site ownership. This wider site being shown by the blue line in the approved proposed location plan.

In addition, the extent of the red line for BNG purposes could have reasonably been raised by the ecologist earlier in the process, and we believe it is disproportionate for it to delay approval at this stage.

We ask that this issue is reconsidered, and we reaffirm the BNG measures are sufficient and reasonable in relation to the impact area of the actual development. This condition discharge application therefore warrants approval due to BNG of 10% being reached based on the area of habitat impact as per the proposed location plan.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Katherine Williams <katherine.williams@midsussex.gov.uk>
Sent: 13 May 2025 08:59

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

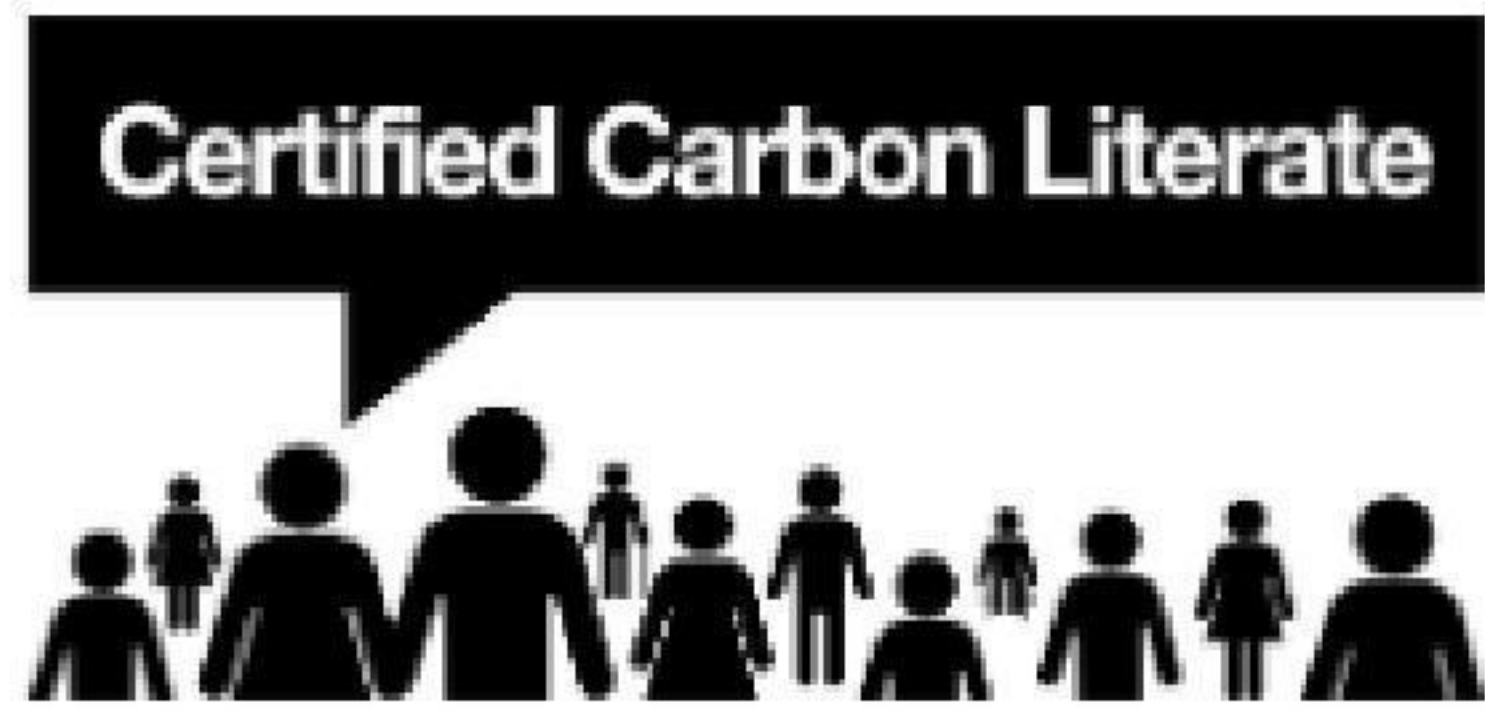
Thank you for your email and my apologies for the delay.

Please see the attached latest comments from the Council's Ecologist, who still requires further information.

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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Sent: 07 May 2025 13:15

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

Please could we receive an update to how ecology have responded to this information.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Toby Deacon

Sent: 27 March 2025 14:37

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

I hope you're starting to feel better after your illness.

I trust these documents are now acceptable. If possible, could you advise on the expected timeline for the final discharge?

Additionally, do you anticipate reconsulting ecology, or are you satisfied that the updated plan and calculations are sufficient to approve this condition?

I look forward to your response.

Kind regards,

Tobias Deacon BSc
Assistant Planner



2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

Sent: 27 March 2025 11:22

Subject: Re: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Thanks for sending through the comments.

Please see the attached Scenario B metric, which is updated to reflect the comments.

Due to the changes, I have had to increase the area of other neutral grassland to be enhanced (previously 0.109Ha, now 0.122Ha). I have therefore attached the updated BNG report and HMMP.

Please let me know if you require anything else.

Kind regards,

Chantae Bleakman-Wells
Consultant Ecologist
Arbtech Consulting Ltd

m: 07842417799
w: arbtech.co.uk

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[REDACTED]

Sent: 27 March 2025 10:33

[REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for the delay in my response which has been due to illness.

Attached are the comments from the Ecologist, who still require further information.

Kind Regards

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

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

-----Original Message-----

[REDACTED]

Sent: 18 March 2025 14:38

[REDACTED]

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

Apologies for the chase but we would really like to understand the Council's views on our BNG management plan.

Are you able to give your ecologist a nudge?

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

-----Original Message-----

From: Toby Deacon
Sent: 03 March 2025 11:37

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine,

I appreciate it has only been a couple of weeks, but has your ecologist been able to provide any comments on the BNG management plan yet?

I trust all is well, looking forward to your response.

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

-----Original Message-----

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 14 February 2025 16:03

Subject: RE: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Toby,

Thank you for your email and my apologies for missing Simon's attached email.

The management plan has been sent onto the Council's Ecologist for comment.

In terms of the legal agreement, this is required during the course of an application where the onsite BNG is considered to be significant, which is assessed on a case by case basis. The BNG for this proposal was not considered to be significant and therefore no legal agreement was required for the proposal.

Kind Regards

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

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

-----Original Message-----

From: Toby Deacon <toby.deacon@lewisplanning.co.uk>

Sent: 11 February 2025 15:38

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine,

Thank you for your patience with this application,

Please find our BNG management plan as requested attached,

When convenient, please could you also advise on the process to secure this plan with the Council's legal team?

Kind regards,

Tobias Deacon BSc
Assistant Planner

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

-----Original Message-----

Sent: 24 December 2024 09:47

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

Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Hi Katherine

Thanks for sending through. I've sent on to Arbtech for them to comment on the ecological matters raised - though suspect we won't hear from them until the new year.

With regard to the legal agreement - would this not be similar to a planning application, where the Council would offer to draft (as a chargeable item of work)? If you can let us know on that point, as otherwise our client will have to look for external solicitors to draft the legal agreement.

Kind regards,

Simon Bareham BSc(hons) PGDip MRTPI
Director

Lewis & Co Planning
town planning consultants
2 Port Hall Road, Brighton, BN1 5PD

T: 01273 413700
M: 07917 611759

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-----Original Message-----

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 24 December 2024 09:22

Subject: FW: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Simon,

Please see the attached comments from the Council's Ecologist, who requires further information.

Kind Regards

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

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

-----Original Message-----

Sent: 23 December 2024 17:15

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: planninginfo <planninginfo@midsussex.gov.uk>

Subject: DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

Dear Katherine

Please find attached our ecology comments on the above discharge of condition application.

Please do contact us with any queries.

Best wishes
Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk

web: <http://www.placeservices.co.uk/>

linkedin: <https://www.linkedin.com/in/gen-broad-59428b47/>

My working days are Mon, Tue, Thu

-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: Monday, December 2, 2024 9:53 AM

To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>;
planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/24/2758 - The Stables Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD

CAUTION: This is an external email.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/24/2758. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer katherine.williams@midsussex.gov.uk

Regards

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