

From: Andrew Clarke
Sent: 14 July 2026 17:16:17 UTC+01:00
To: "'Ryan Caldon'" <Ryan.Caldon@knightfrank.com>
Cc: "Andrew Berry" <Andrew.Berry@midsussex.gov.uk>; "Jamie Evans-Freke" <Jamie.Evans-Freke@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Dear Ryan.,

Thanks for the email. I have now had a chance to discuss the matter with my senior officers wrt to concerns regarding the dwelling in so far of its non-compliance with the national dwelling space standards and the quality of accommodation. WRT to the size of the accommodation policy DP27 of the District Plan applies and states:

Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development. These standards are applicable to:

- *Open market dwellings and affordable housing;*
- *The full range of dwelling types; and*
- *Dwellings created through subdivision or conversion.*

All dwellings will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.

I note the content of your planning statement but disagree with the conclusion drawn. Firstly the bedroom contains a double bed such that it would be considered to have 2 bed spaces and would require 58 metre squared of floor space to comply with the national standards. Secondly the separate utility room building does not contain formal living space and as it is a separate building physically separate from the main building would not be included in any floorspace. I do not disagree with your measurements of the main building being 36 metres squared, however, this would be considered to fall substantially short of the 58 metres square required. Whilst there can be some flexibility around conversion of buildings, the difference would be considered too great and no exceptional circumstances would exist to permit a departure from policy.

With respect to the layout of the building policy DP26 of the District Plan which states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*

- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *positively addresses sustainability considerations in the layout and the building design;*

In its current form (with the bedroom downstairs and kitchen on the ground floor), the building is not considered to represent high quality design or safe out layout such that it may not be considered safe as a residential dwelling such as to be contrary to the requirements of the policy.

The Council's position regarding its 5-year land supply for housing, however, as the above policies are not directly attributable to the supply of housing, the titled balance would not be applied and full weight should be given to these policies. The supply of housing is a material consideration, however, the provision of one small unit of unacceptable accommodation would not be considered to outweigh the harm from the development.

The Council cannot therefore support the application in its current form and without revisions. As such it would our intention to refuse the application based upon the above reasons.

I would also note the requirements of policy DP17 of the District Plan relating to the Special Protection Area (SPA) and Special Area of Conservation (SAC) and payments due to mitigate impact. It is acknowledged that there was a commitment to secure the mitigation through a legal s.106 unilateral undertaking, however, as no agreement has been completed this would also form a reason to refuse the application. I am content that this reason could be overcome should the other matters above are addressed.

I note the application has been pending since March so we would looking to bring this matter to a conclusion by the agreed determination date of 17th July.

Following the conclusion of the application the matter will be investigated as a breach of planning control under the Council's Enforcement Charter and we will be writing to the owner and occupier. No formal Enforcement Notice will be issued immediately however, and you retain the right to appeal the planning decision under s.78 of the T&CPA 1990.

I hope the above is clear but do let me know if you have any queries.

Kind regards

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
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Working together for a better Mid Sussex

From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 13 July 2026 16:45
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Andrew,

Further to my email below, I wanted to follow up and reiterate that I would be grateful if you could provide me with an update prior to any planning decision being issued. This would enable us to consider the position fully and establish what, if any, further actions may be necessary.

Many thanks



Ryan Caldon MRTTP

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Principal Planner

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 10 July 2026 11:09
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Andrew,

Once you have spoken with Housing Standards colleagues and senior officers please can you provide me with an update on any feedback which you receive and advise me of your intended officer recommendation for the application.

We wish to continue to work proactively with you to achieve a positive resolution.

Many thanks



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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Sent: 09 July 2026 18:14
To: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Freke@knightfrank.com>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Dear Ryan,

Thanks for the email and I appreciate the consideration and explanation provided. We will continue to determine the application based on the original proposals but I will need to discuss our recommendation with my Housing Standards colleagues and senior officers. Should we seek to refuse the application then a decision will be issued next week. Should we be in a position to approve the application it will be necessary to complete the deed under s.106 to secure the SANG and SAMM payments relating the Ashdown Forest SPA. Should that be the case I'd be requesting a further extension of time to complete this agreement.

I'll hopefully be in touch by next Tuesday.

Kind regards

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 06 July 2026 16:39

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

Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Andrew,

Thank you for your patience whilst we have consulted with the relevant technical specialists to investigate whether the kitchen could be relocated to the basement.

We have been advised that, owing to the local sewer network being located only marginally below ground level, it is not practicably feasible to relocate the kitchen to the basement. The sink outflow would need to discharge upwards to connect to the drainage system, necessitating the installation of a pumped drainage solution. We have been advised that such a system would not be a practical or viable solution in this instance.

From your previous correspondence, I understand that your Building Control colleagues are satisfied with the proposed arrangements, which is encouraging. My understanding is that the suggestion to move the kitchen to the basement originated from your Housing Standards colleagues, who considered it preferable for the living room and bedroom to be located across the ground and first floors, where both would benefit from natural light, with the kitchen accommodated at basement level. Unfortunately, for the reasons set out above, this alternative layout cannot reasonably be achieved. Notwithstanding this, I am of the view that, on balance, the property in its existing configuration provides an acceptable standard of accommodation and remains suitable for continued residential occupation.

I also note your comments regarding the potential benefits of the proposed internal reconfiguration in terms of compliance with Local Plan Policies DP26 and DP27. As you will appreciate, planning decisions involve the exercise of planning judgement where appropriate. In this case, I consider that the continued occupation of the property as a dwelling in its current configuration is preferable to the prospect of a vacant property. The age of the building, together with its established and longstanding residential use, are important material considerations in this regard.

With regards to compliance with the Nationally Described Space Standards, I don't believe that these specify a requirement that for rooms to count towards the floorspace total of a unit they must include windows?

Finally, with regard to means of escape from the basement in the event of an emergency, the existing window within the eastern elevation could potentially serve as a secondary emergency escape route. If required, this could be upgraded or replaced with a suitably designed egress window to ensure an appropriate means of escape is provided?

I look forward to hearing your further thoughts on the above.

Kind regards

Ryan



Ryan Caldon MRTTP

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

Sent: 01 July 2026 13:15

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Ryan,

Can you provide an update on the below please? Noting the extension of time until 17th July, we would really need the new plans asap to enable re-consultation to take place.

Thanks in advance

Andy Clarke BSc (Econ), PGDip
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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 12 June 2026 10:03

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

Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Andrew,

The client is content to undertake the necessary works to ensure the property remains suitable for continued residential occupation and is capable of obtaining planning permission.

We will require approximately one week to liaise with the relevant consultants to understand the technical requirements associated with relocating the kitchen to the basement (including ventilation and extraction requirements), after which we will update the floor plans accordingly. I will confirm in due course the exact timescales for getting updated plans to you.

We confirm that an extension of time until 17th July is agreed.

We would also be grateful if a six-month implementation period could be agreed via condition as this will allow some flexibility in carrying out the works. We can discuss this further over the coming weeks.

Many thanks,

Ryan



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

Sent: 09 June 2026 16:56

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Ryan,

Thanks for the email and confirmation of intention. As you note revised floor plans (and potentially elevations if you're making external changes such as introducing the light well) will need to be submitted. A new period of consultation will thereafter need to take place (21 days) and a decision can then be issued. In terms of securing the works, I'm happy to impose a condition along the lines of the following:

'The use of the building as a residential dwellinghouse shall cease within 3 months unless the internal revisions hereby approved are carried out within X months of the date of this decision or to a timetable otherwise agreed in writing by the LPA.'

WRT to the timescale X, this is open to discussion and would welcome your suggestion as to how long realistically it will take for the works to take place. The Council would be suggesting a period of no less than 3 month and ideally no longer than 6 months.

WRT to the current application and determination periods, it is currently due for determination by 15th June. On the basis that you are agreeable to the proposed changes I've attached an Extension of Time Request until 17th July. This should hopefully provide enough time for plans to be resubmitted and consultations to take place. I'd be grateful for your agreement to it by return email.

If you wish to discuss the matter do please let me know.

Kind regards

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 08 June 2026 17:02
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Andrew,

I have liaised with the client, and your concerns have been duly noted. They are keen for the property to continue being used as a dwelling and are therefore willing to undertake the necessary internal reconfigurations to deliver a scheme that is acceptable to both yourself and your colleagues.

This would involve relocating the kitchen to the basement (along with associated alterations and works), and arranging the living and bedroom accommodation across the ground and first floors.

Could we please agree the appropriate procedural approach? As you noted below, we would be required to submit updated floor plans to reflect the revised layout.

Regarding the planning condition, it would be helpful to understand the proposed trigger and the timescale for compliance. The client would ideally benefit from as much flexibility as possible in delivering the works.

Many thanks

Ryan



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

Sent: 02 June 2026 15:48

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Andrew Berry <Andrew.Berry@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-

Freke@knightfrank.com>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Ryan,

Thanks for the email and additional info.

Following our visit on Tuesday 19th our Building Control Officers have confirmed they would not to seek to make any recommendations or require any alterations due to the age of the building and its previous use. WRT to Housing Standards, concern has, as expected, been raised regarding the use of the basement as a habitable room. These concerns would be shared from a planning pov such that it could not be considered as part of the dwellinghouse for the purposes of calculating the floor area and compliance with the National Dwelling Space standards and policies DP26 and DP27 of the Mid Sussex District Plan. It would therefore fail to comply with either policy and the application cannot therefore be supported in its current form.

The suggested alterations relate to a rearrangement of the internal configuration of the property and the addition of potential natural light into the basement through the creation of a lightwell. The internal configuration would require the kitchen to be relocated to the basement (together with all necessary appliances and services) with suitable fireproofing to the stairs and access and the bedroom moved either to the ground or first floor (either is acceptable). Thereafter the basement would require ventilation and extraction and consideration could be given to installing a lightwell into what appeared to be an old coal chute.

I'd be grateful for your consideration of these suggestions and comments regarding including them as potential amendments to the current planning application. Should they be acceptable and achievable it would be possible to condition their implementation within a suitable timeframe, and that should the amendments not be implemented that it would then require the dis-continuation of the residential occupation of the building.

Noting the timetable for the determination of the application, it would be useful to know your initial views or intentions (prior to submitting formal amended plans) within the next 7 days.

Should you wish to discuss the matter do please let me know.

Kind regards

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 02 June 2026 10:21

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; David Weller <David.Weller@midsussex.gov.uk>; Andrew Berry <Andrew.Berry@midsussex.gov.uk>

Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Andrew,

I hope that you had an enjoyable break.

I look forward to receiving your collective comments over the coming days.

In the meantime, I wanted to share an updated Energy / Sustainability Statement. Following further assessment of the property's energy performance, we can confirm that it achieves an 11% reduction in regulated CO₂ emissions compared to a Part L (2021) Building Regulations-compliant development.

This is a strong outcome, particularly for a property dating from the 1890s, and reflects the significant investment made to enhance its performance and ensure a high-quality living environment.

Kind regards

Ryan



Ryan Caldon MRTTP

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Senior Planner

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

Sent: 20 May 2026 10:41

To: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Ryan Caldon
<Ryan.Caldon@knightfrank.com>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; David Weller <David.Weller@midsussex.gov.uk>;
Andrew Berry <Andrew.Berry@midsussex.gov.uk>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Thanks Jamie. I will collate our collective comments and any suggestions and come back to you. I'm on leave next week so whilst I'll aim to respond by the end of this week it might have to wait until w/c 1st June.

Kind regards

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From: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>

Sent: 19 May 2026 16:47

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Ryan Caldon
<Ryan.Caldon@knightfrank.com>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; David Weller
<David.Weller@midsussex.gov.uk>; Andrew Berry <Andrew.Berry@midsussex.gov.uk>

Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Andrew,
Good to meet you on site this morning.
Let me know if you have any further queries or require any additional information from us.
Best wishes,
Jamie



Jamie Evans-Freke
Partner, Department Head
Rural Asset Management - Horsham

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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Sent: 18 May 2026 11:49
To: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; David Weller <David.Weller@midsussex.gov.uk>; Andrew Berry <Andrew.Berry@midsussex.gov.uk>
Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Thanks for confirming Ryan.

See you there.

Andy Clarke BSc (Econ), PGDip
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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 18 May 2026 10:44

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

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; David Weller <David.Weller@midsussex.gov.uk>

Subject: RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi all,

We can indeed accommodate a site visit at 10am tomorrow. My colleague Jamie cc'd will meet you on site.

Many thanks



Ryan Caldon MRTTP

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From: Andrew Berry <Andrew.Berry@midsussex.gov.uk>
Sent: 18 May 2026 09:49
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Ryan Caldon <Ryan.Caldon@knightfrank.com>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; David Weller <David.Weller@midsussex.gov.uk>
Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane Turners Hill (DM/26/0626) SR/26/1738

Hi Ryan and Andrew,
Are we able to go ahead with the proposed visit at 10 tomorrow morning please? It would be helpful to know as I have other work to plan as well. I normally work in Mid Sussex on Tuesdays, but I can't make next week as I am on a course.

Kind regards, Andrew Berry, Senior Environmental Health Officer, Environmental Health, Mid Sussex District Council, Tel: 01444 477249 Email: andrew.berry@midsussex.gov.uk



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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Sent: 14 May 2026 14:45
To: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Andrew Berry <Andrew.Berry@midsussex.gov.uk>; David Weller <David.Weller@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane (DM/26/0626)

Hi Ryan,

Further to my site visit last week, I have consulted with my Housing Standards colleagues (as the property is in the private rental sector) and they do have concerns regarding the quality of accommodation with particular respect to the basement accommodation with its lack of natural light and ventilation. As noted, the quality of accommodation is a material consideration in the planning process both with regards to the National Dwelling Space Standards (policy DP27 of the Mid Sussex District Plan) and providing a high quality of safe accommodation (policy DP26).

It would therefore be useful if both Housing Standards and Building Control Officers could view the building and accommodation and would be grateful if arrangements could be made for a visit at 10am next Tuesday (19th May). If this isn't suitable can some appropriate dates over the next 10 days be provided please. I will be holding off making a recommendation on the application until I have received full comments from my colleagues.

Thanks in advance.

Andy Clarke BSc (Econ), PGDip
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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 01 May 2026 16:51
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane (DM/26/0626)

Hi Andrew,

Please find attached plans dated January 1955 (Images 1 and 2), which illustrate the residential layout of the property at that time and identify it as having its own separate address: 105 Lion Lane.

I have also attached a further plan dated April 1965 (Image 3), which again refers to the property as 105 Lion Lane, confirming that it was a standalone address and in use as a residential dwelling at that time.

I trust this evidence will be helpful in demonstrating the long-established residential occupation and use of the property.

Many thanks,



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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 24 April 2026 17:28
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane (DM/26/0626)

Hi Andrew,

Unfortunately a site visit on 29th won't be possible. Does 6th May at 10am work for you?

With regards to the financial contributions towards SAMM and SANG, I can confirm that these are agreeable.

I will follow with evidence on the long-term residential occupation.

Many thanks



Ryan Caldon MRTTP

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 23 April 2026 09:05
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane (DM/26/0626)

Hello Andrew,

Thank you for your below email. Noted that you have now validated the application and commenced the determination period.

Attached I provide an Energy / Sustainability Statement and an updated Planning Statement that makes references to the conclusions of the Energy / Sustainability Statement.

Please can the Energy / Sustainability Statement be uploaded to the MSDC portal and the Planning Statement which is currently online be replaced with the attached?

I have relayed your below queries regarding a site visit, evidence of residential use since 1955, and the SAMM and SANG payment to my client. I will respond to you once I have the relevant answers.

Kind regards



Ryan Caldon MRTP

Senior Planner

D: [+44 207167248](tel:+44207167248) **M:** [+44 796625300](tel:+44796625300) knightfrank.com

55 Baker Street London, W1U 8AN, United Kingdom



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

Sent: 21 April 2026 14:42

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane (DM/26/0626)

Hi Ryan,

Thanks for the email. FYI the application has been validated and is now live and has been passed to myself for determination. A decision is due by 15th June. If you send any additional sustainability info direct to me I'll add it the file.

I will need to visit the site to assess the accommodation and ideally late morning on Wednesday 29th April would suit. Would that be ok? I will need access to the property itself to assess the standard of accommodation. If 29th doesn't suit I could do 6th May and then not until w/c 18th May.

Having made an initial review of the application I note the assertion that the building has been in residential use since 1955. Is there any evidence to support this? In addition to this can you confirm the previous / lawful use of the building and the land please?

I also note your comments regarding policy DP17 and the likely significant impact upon the Ashdown Forest SPA. Whilst I note your comments, for the application to be compliant with the policy, contributions will need to be made in respect of the Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). There is no exemption in the policy or Habitats Regulations for retrospective development. A contribution of £1170 for the SAMM and £5223 for the SANG would therefore be due (in addition to legal and monitoring fees). Noting the retrospective nature of the development planning permission could not be issued until the likely significant harm is mitigated (ie: the contribution is paid) and therefore the legal agreement securing the contribution would take a form of a Deed under s.106 of

the T&CPA 1990 where upon completion of the deed (and payment of the contributions) the planning permission would be issued.

I would be grateful for your comments and agreement to the above regarding the SANG, SAMM and s.106 process. If so I will instruct our legal officers to make contact with your solicitor to commence drafting the deed.

Should you wish to discuss any of the above do please let me know noting I am out of the office from 12pm on 22nd April until 10am on the 28th April.

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>

Working together for a better Mid Sussex

From: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 21 April 2026 10:54
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andrew,

I wanted to provide you with an update on the retrospective application for 105 Lion Lane.

The application was submitted in mid-March following which we received several queries ahead of the application being validated.

The matter which has taken some time to resolve is the preparation of a Sustainability / Energy Statement due to the calculations that needed to be undertaken.

I am pleased to say that I now have a draft version of the Sustainability / Energy Statement.

I therefore anticipate that I will be able to issue a consolidated planning application pack to the validation team in the coming day.

Many thanks

Ryan



Ryan Caldon MRTTP

Senior Planner

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55 Baker Street London, W1U 8AN, United Kingdom



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

Sent: 13 February 2026 10:02

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Yes Ryan. So long as there are no external changes which facilitated or were related to the COU. If there were then two sets of plans (existing and proposed) would be required.

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: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 13 February 2026 09:59
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andrew,

To confirm I understand correctly, you request that we use the same set of drawings for existing and proposed? I.e. Label them as 'existing and proposed plans'.

Rather than having a separate set of existing and a separate set for proposed? If we were to have two separate sets these will ultimately be the exact same plans.

Many thanks



Ryan Caldon MRTTP
|
Senior Planner

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55 Baker Street London, W1U 8AN, United Kingdom

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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Sent: 13 February 2026 09:55
To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Hi Ryan,

As long as its clear the application is for COU and does not propose any external changes then plans labelled existing and proposed should suffice.

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: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 13 February 2026 09:41
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andrew,

Many thanks for your email and for the below information.

To confirm, you will require only one set of drawings showing the existing building? Rather than an existing and a proposed that would be submitted to support an application usually.

Given that this is a retrospective application and the building has been in situ for decades I assume that one set of drawings will suffice?

Many thanks



Ryan Caldon MRTP

|

Senior Planner

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55 Baker Street London, W1U 8AN, United Kingdom
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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Sent: 06 February 2026 11:54

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Andy Tuohy <Andrew.Tuohy@knightfrank.com>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Hi Ryan,

Thanks for the below and apologies for the delay in my response. The full list of the Council's validation criteria can be found at the following link: [Apply for Planning Permission - Mid Sussex District Council](#), however, the list you have provided should suffice. It would be advised that any Heritage Statement related to the site's location in the Conservation Area of Turners Hill be sent in a separate document for ease of determination. Additionally, the development would be considered to cause a likely significant effect upon the Ashdown Forest SPA and SAC and therefore a financial contribution to secure mitigation will be required. This will take the form of a deed pursuant to s.106 of the T&CPA 1990 to be signed, completed and paid prior to the grant of planning permission (usually on the same day). Full details of required mitigation can be found at the following link: <https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

In order that the legal deed can be prepared and drafted it is also required that the Planning Obligation Form is completed and submitted as part of the application submission. A copy is attached or else can be downloaded from the Council website.

As the development is retrospective, the development should be exempt from the requirements of Bio-Diversity Net gain under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

I hope the above assists.

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: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 06 February 2026 08:57
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Tanya Leete
<Tanya.Leete@midsussex.gov.uk>
Cc: Andy Tuohy <Andrew.Tuohy@knightfrank.com>
Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andrew and Tanya,

We are progressing with the preparation of the planning application and it will be ready for submission soon.

To ensure a timely validation it would be appreciated if you would come back to my below query regarding the documents that you expect to form part of the planning application.

Kind regards

Ryan



Ryan Caldon MRTP

Senior Planner

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 08 January 2026 16:16

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Cc: Andy Tuohy <Andrew.Tuohy@knightfrank.com>

Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andrew and Tanya,

I hope all is well. As mentioned in my prior email I am in the process of pull together the retrospective planning application for 105 Lion Lane.

It would be very useful to agree with you the planning application documents that will be required.

Having reviewed the Councils validation checklist I consider that the following will be required:

Planning Application Form (including associated fee)
Existing Site Location Plan
Existing Block Plan
Existing floorplans, elevations, sections and roof plan
Planning Statement

As the building is existing I anticipate that both existing and proposed drawings will not be required? Rather, a single set out existing drawings will be prepared. Please can you confirm?

The Planning Statement will cover matters of the principle of the development and the principle of the residential use.

Given that the planning application is for a single unit that is already in situ I anticipate that the Planning Statement can suitably cover policies relating to design, appearance, residential amenity, heritage, transport, and energy at a proportionate level. Please can you confirm?

I would be grateful if you could confirm your expectations regarding the scope of the planning application documents to assist us in pulling together a supportable and proportionate application.

From tomorrow I will be on leave for two weeks therefore I have cc'd my colleague Andy to liaise with you as required.

Many thanks

Ryan



Ryan Caldon MRTTP

Senior Planner

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 16 December 2025 17:23

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

Cc: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andrew,

I write to confirm that I have been instructed to bring forward a retrospective planning application for 105 Lion Lane.

I am currently setting up the consultant team in order to prepare the documentation necessary for the application and will be reviewing the Councils validation checklist to identify the planning documents that will be required for the submission.

It would be very useful if I could send over to you the validation list for agreement?

I will be able to confirm the timescales for the submission over the coming days however I anticipate that a submission by 2nd January is unlikely. As soon as I am aware of timescales I will let you know.

Kind regards

Ryan



Ryan Caldon MRTTP

Senior Planner

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6 6

55 Baker Street London, W1U 8AN, United Kingdom
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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Sent: 13 November 2025 10:02

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Cc: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete
<Tanya.Leete@midsussex.gov.uk>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Hi Ryan,

Thanks for the email. The Council's position is that we are of the informal opinion that full planning permission is required for the change of use of the building to an independent C3 dwellinghouse (formation of a new planning unit). We are content the building itself is immune from enforcement action through the passage of time but have no record of either planning permission being granted for the independent use or that it has been carried on for more than 10 years. The invitation is therefore to make a s.73a planning application to regularise the development.

Alternatively it is open to you to make an application for a s.191 CLUED if you and your clients believe, and have the evidence, that the development either does not require planning permission or is immune through the passage of time. This would also represent an acceptable approach and the Council will accept and consider any such application and would hold any further action in abeyance during the course of the application and pending the outcome of the application.

If you intend to make an application for a s.191 CLUED (or planning permission) then it is expected that any application be received by 2nd January 2026.

I hope the above assists but do please try calling again if you want to discuss.

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: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 13 November 2025 08:45
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete <tanya.leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Andy,

We kept missing each other yesterday. The key question that I wish to discuss is whether a certificate of lawful development (existing) application will indeed be an acceptable approach as indicated by Tanya's below email dated 7th November?

I consider that this is a sensible approach to take as opposed to a full planning application.

Many thanks

Ryan



Ryan Caldon MRTTP

Senior Planner

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

Sent: 12 November 2025 14:47

To: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Hi Ryan,

Tried to call back but also only got your answerphone. I'm out now until 4pm but if you wanted to call between 4 and 4.30pm today I should be available to chat.

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: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 12 November 2025 11:12
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

Hello Andy,

Thank you for your email. I just tried calling however it went straight to v/m. Please would you return my call on the number in my email footer when you are available?

Many thanks



Ryan Caldon MRTP

|
Senior Planner

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55 Baker Street London, W1U 8AN, United Kingdom
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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Sent: 12 November 2025 10:57
To: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Cc: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Hi Ryan,

Further to your email below I am aware of the matter so if you are seeking urgent guidance on the Council's position then do please contact me. Else Tanya will be back Monday and able to discuss.

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: Ryan Caldon <Ryan.Caldon@knightfrank.com>
Sent: 11 November 2025 17:31
To: planninginvestigations <planninginvestigations@midsussex.gov.uk>
Cc: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

You don't often get email from ryan.caldon@knightfrank.com. [Learn why this is important](#)

Dear Sir / Madam,

I have emailed Tanya Leete to discuss enforcement case EF/25/0133 at 105 Lion Lane however I have received an out of office until Monday 17th.

Please can I be advised whether I should speak with a colleague at Mid Sussex DC in the interim or whether I should await Tanya's return?

Kind regards

Ryan



Ryan Caldon MRTTP

Senior Planner

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From: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Sent: 11 November 2025 16:03

To: Jamie Evans-Freke <Jamie.Evans-Freke@knightfrank.com>; Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Subject: RE: EF/25/0133 - 105 Lion Lane

Hi Tanya,

I have just tried calling however it went straight to v/m.

I would be grateful if you could call me back on the mobile number in my footer.

Many thanks

Ryan



Ryan Caldon MRTPT

Senior Planner

D: [+44 207 167 248](tel:+44207167248) **M:** [+44 7966 253 00](tel:+44796625300) knightfrank.com

55 Baker Street London, W1U 8AN, United Kingdom



From: Jamie Evans-Freke <jamie.evans-freke@knightfrank.com>

Sent: 11 November 2025 15:03

To: Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Cc: Ryan Caldon <Ryan.Caldon@knightfrank.com>

Subject: RE: EF/25/0133 - 105 Lion Lane

Dear Tanya,

Thanks for your email.

My colleague Ryan Caldon in our planning team will give you a call to seek your guidance on this.

Best wishes,

Jamie



Jamie Evans-Freke

Partner, Department Head

Rural Asset Management - Horsham

D: [+44 140 333 918](tel:+44140333918) **M:** [+44 7977 072 90](tel:+44797707290) knightfrank.com
4 1

The Gate House, Byfleets Lane, Field Place, Horsham, RH12 3PB United Kingdom

From: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Sent: 07 November 2025 07:42
To: Jamie Evans-Freke <jamie.evans-freke@knightfrank.com>
Subject: [EXTERNAL] RE: EF/25/0133 - 105 Lion Lane

Dear Jamie,

Thank you for your email, your comments have been noted. It is suggested that if you can evidence 105 Lion Lane as a residential unit, that a certificate of lawful development (existing), to be submitted.

I would expect any such application to be submitted within one month of the date of this email.

I look forward to hearing from you.

Kind regards,

Tanya Leete
Planning Investigation Officer
Development Management
Mid-Sussex District Council

M +44 (0)1444 477331
Tanya.leete@midsussex.gov.uk

From: Jamie Evans-Freke <jamie.evans-freke@knightfrank.com>
Sent: 06 November 2025 12:27
To: Tanya Leete <Tanya.Leete@midsussex.gov.uk>
Subject: RE: EF/25/0133 - 105 Lion Lane

Dear Tanya,

Thank you for your email and my apologies for not coming back to you before now, following our site visit.

I have been doing some digging on this and have managed to find some plans for the refurbishment of this residential dwelling dated January 1955.

You will see from the plans it clearly shows this was a one bedroomed dwelling. The W/C was in the outhouse at the back of the property. Clearly this has now been put inside the dwelling.

In addition to that I have found another plan dated April 1965 showing 105 Lion Lane on it.

In addition to the above I have done some research on who lived in this property. Mr and Mrs Landridge lived in this property and Philip Landridge was born in this property in 1957.

In the early 1970's the tenant of 107 Lion Lane also rented this property and used it as an overflow to their property with their expanding family using it and using it for guests to stay in etc.

They sadly dies in 2022 and 107 Lion Lane was then sold.

This left 105 Lion Lane vacant and Paddockhurst Estate decided to put in a replacement kitchen and bathroom/WC, decorate and then let out on the open market.

We can only assume that as the postcode roll out wasn't completed until 1974 that this is why it hasn't been picked up until now.

With this evidence to hand can I ask for your guidance on the most appropriate way forward as it has clearly always been a residential property so to now have to get planning permission to be a residential property, even though we have evidence to confirm it has been a residential property since 1955 seems harsh.

I will forward the plans to back this up by separate email.

I look forward to receiving your guidance on the most appropriate way forward as there is evidence that this has been a residential unit for more than ten years.

Best wishes,
Jamie



Jamie Evans-Freke
Partner, Department Head
Rural Asset Management - Horsham

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

From: Tanya Leete <Tanya.Leete@midsussex.gov.uk>

Sent: 06 November 2025 11:41

To: Jamie Evans-Freke <jamie.evans-freke@knightfrank.com>

Subject: [EXTERNAL] EF/25/0133 - 105 Lion Lane

Dear Jamie,

Thank you for your time last week, further to my site visit, I can confirm that the above property as a residential unit requires planning permission. I therefore invite you to submit a planning application in relation to this matter. An application can be made online via the Planning Portal. I should emphasise the submission of an application should not be taken as an indication that permission will be granted. You are entitled to submit any observations you wish in support of your application. As part of the application, you will be required to enter a legal agreement for the s106 SAMM & SANG, for which there is an additional cost.

I would expect any such application to be submitted within one month of the date of this email. Please confirm your intentions, in writing, within seven days of this email.

I look forward to your reply. Should you require any further assistance do not hesitate to contact me.

Kind regards,

Tanya Leete

Planning Investigation Officer
Development Management
Mid-Sussex District Council

M +44 (0)1444 477331

Tanya.leete@midsussex.gov.uk

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