

From: Francesca Winslow <francesca@prhomesdirect.com>
Sent: 12 August 2025 15:21:25 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Cc: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

thank you confirmation - yes extension of time agreed.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933

Website: newhomessussex.com

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: Tuesday, August 12, 2025 3:19:42 PM

To: Francesca Winslow <francesca@prhomesdirect.com>

Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Dear Francesca,

Yes, as advised I have been working on these today, and aim to get the decisions out either today or tomorrow after you have agreed to the extension of time please?

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

www.midsussex.gov.uk

01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Francesca Winslow <francesca@prhomesdirect.com>

Sent: 12 August 2025 15:07

To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

To confirm - you require an extension until tomorrow and then you can discharge?

Just want to make sure I'm not misunderstanding!

Thank you.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933

Website: newhomessussex.com

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: Tuesday, August 12, 2025 3:02 pm

To: Francesca Winslow <francesca@prhomesdirect.com>; Nicholas Edmonston
<nicholas@ckaa.co.uk>

Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow
<prhomesdirectltd@gmail.com>

Subject: RE: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Dear Francesca,

Please can you confirm your agreement to an extension of time for the determination of applications, ref: DM/25/1107 and DM/25/1108, by 13th August 2025?

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Francesca Winslow <francesca@prhomesdirect.com>
Sent: 12 August 2025 14:49
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>; Nicholas Edmonston <nicholas@ckaa.co.uk>
Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

Now that you have the up to date statement and plans do you think that you will be in a position to discharge the conditions today or tomorrow?

Thank you.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933
Website: newhomessussex.com

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Sent: Tuesday, August 12, 2025 1:45:46 PM
To: Nicholas Edmonston <nicholas@ckaa.co.uk>
Cc: Francesca Winslow <francesca@prhomesdirect.com>; Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>
Subject: RE: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Nicholas,

Thank you for this it's very helpful to ensure everything is correct.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer

Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 12 August 2025 13:01
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Cc: Francesca Winslow <francesca@prhomesdirect.com>; Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel

I attach a spreadsheet showing the revisions and when they were sent.

There are later versions of 15,16, 17 but these were changes to show internal structure for building regulations purposes, so the original submitted drawings can still be used. I attach all drawings that were revised.

Kind regards

Nicholas Edmonston

CKA Architectural
www.ckaa.co.uk
nicholas@ckaa.co.uk
01323 729516

On 12 Aug 2025, at 11:51, Rachel Richardson <rachel.richardson@midsussex.gov.uk> wrote:

Hi Nicholas,

If its any help, I don't have any record of receipt of drawing no.s

DM/25/1108

3428 15 D

3428 16 D, and
3428 17 F.

DM/25/1107

The above and,
28 B

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 12 August 2025 10:39
To: Francesca Winslow <francesca@prhomesdirect.com>
Cc: Rachel Richardson <rachel.richardson@midsussex.gov.uk>; Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel

Please find attached updated statement clarifying the changes.

Kind regards

Nicholas Edmonston

CKA Architectural
www.ckaa.co.uk
nicholas@ckaa.co.uk
01323 729516

On 12 Aug 2025, at 10:08, Francesca Winslow
<francesca@prhomesdirect.com> wrote:

Hi Rachel,

Thank you for your email - I can confirm there have been no changes to the drawings since Nicholas sent over the most recent schedule of revisions to yourself.

The last revisions would have been relating to the matter of the landscaping I believe.

Thank you.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933

Website: newhomessussex.com

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: Tuesday, August 12, 2025 9:56 am

To: Francesca Winslow <francesca@prhomesdirect.com>

Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: 2025.07.29 RE: DM/25/1107 1-3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Francesca,

Thank you for your email.

As advised last week I am currently working on your applications.

You very recently sent me a schedule of revisions (drawings) so that I can cross reference with the decisions once I have drafted the report/letter. Please can you confirm if there have been any further changes since you sent this to me, and update and return if this is the case.

I want to ensure I have all the changes we have agreed to, during the course of the applications.

I look forward to hearing from you at your earliest convenience.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 12 August 2025 09:23
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

I hope you are well.

We have this morning received an email from our bank advising that, due to the delays in resolving this matter and the fact we have been unable to start works in line with the original date we provided for discharge, they may have to reconsider our existing build facility. This is a critical concern, the extended timeline is now directly impacting the viability of the project and our ability to deliver on committed timescales.

As you will appreciate, prolonged uncertainty creates significant financial risk for us and our partners. We have contractors, suppliers, and a programme in place that cannot proceed until this is resolved.

We therefore urge that this matter is brought to a conclusion as a priority so that the discharge of conditions can be finalised without further delay. We are ready to action any final requirements immediately and will provide whatever additional information or clarification is needed without hesitation.

We trust you understand the urgency and seriousness of this situation, and we would be grateful for your confirmation of when we can expect the final sign-off so that we can feedback to our lender.

Thank you for your continued cooperation Rachel.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933

Website: newhomessussex.com

From: Francesca Winslow <francesca@prhomesdirect.com>

Sent: Monday, August 11, 2025 9:24:09 AM

To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Cc: David Thompson <David.Thompson@midsussex.gov.uk>

Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel

I hope you are well.

As you mentioned we might hear from you late last week or early this week, I just wanted to check in to see if there's any final feedback on the drainage matter. We're hopeful things are moving towards a positive conclusion so we can get the discharge of conditions application wrapped up.

Thanks very much for your time and support on this.

Kind regards,

<image001.jpg>

From: Francesca Winslow <francesca@prhomesdirect.com>
Sent: Thursday, August 7, 2025 5:09:53 PM
To: Gary Winslow <prhomesdirectltd@gmail.com>; Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Cc: David Thompson <David.Thompson@midsussex.gov.uk>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

Thank you for your update – much appreciated.

I look forward to hearing from you towards the end of this week or early next week, once you've had a chance to review the applications. Please let me know if you need anything further from me in the meantime.

Kind regards,

<image001.jpg>

From: Francesca Winslow <francesca@prhomesdirect.com>
Sent: Monday, August 4, 2025 4:10:16 PM
To: Gary Winslow <prhomesdirectltd@gmail.com>; Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Cc: David Thompson <David.Thompson@midsussex.gov.uk>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

I hope you are well.

I just wanted to follow up and ask if you have heard anything back from the drainage team regarding our application. They mentioned in their email on Wednesday 30th July last week that they would be in touch with you after speaking with the Engineer, so I wanted to check if there has been any update since then.

Thank you for your help as always.

Kind regards,

<image001.jpg>

From: drainage <drainage@midsussex.gov.uk>
Sent: Wednesday, July 30, 2025 10:07:41 AM
To: Francesca Winslow <francesca@prhomedirect.com>; Gary Winslow <prhomedirectltd@gmail.com>
Cc: drainage <drainage@midsussex.gov.uk>; David Thompson <David.Thompson@midsussex.gov.uk>; Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Good morning Francesca,

There is a statutory lead time of 10 days from receipt of new information.

I will put a call into the Engineer later today to assess a response time for you and will do our best to achieve a quicker response.

Do allow me the opportunity to address and I will advise once I have spoken with the Engineer. If I could ask that you revert your email communication back to Rachel Richardson that would be appreciated.

Many thanks,

Best Wishes
Emma

Drainage and Flood Risk Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk

From: Francesca Winslow <francesca@prhomesdirect.com>
Sent: 30 July 2025 09:10
To: Emma Jackson <emma.jackson@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: Re: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Emma,

I hope you're well and thank you again for confirming receipt of the Southern Water approval and S106 letters.

If the drainage consultants are able to review the email today, it would be hugely appreciated, as this would allow us to progress and bring the discharge application to a close.

Please don't hesitate to let me know if there's anything further you need from our side.

Thank you.

Kind regards,

<image001.jpg>

From: Emma Jackson <emma.jackson@midsussex.gov.uk>
Sent: Tuesday, July 29, 2025 4:06:02 PM
To: Francesca Winslow <francesca@prhomesdirect.com>; Gary Winslow <prhomesdirectltd@gmail.com>
Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; drainage <drainage@midsussex.gov.uk>
Subject: 2025.07.29 RE: DM/25/1107 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Dear Francesca,

Received with thanks and sent forward to the Engineers.

We will be in touch in due course.

Best Wishes

Emma

Drainage and Flood Risk Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
www.midsussex.gov.uk

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 29 July 2025 15:26
To: Emma Jackson <emma.jackson@midsussex.gov.uk>; Gary Winslow <prhomedirectltd@gmail.com>
Subject: Fwd: 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

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

Hi Emma,

I hope you are doing well.

Rachel has advised me that you required written approval from Southern Water as the final step prior to discharge.

I attach below written approval from SW as well as the S106 approval letters.

Do let us know if you require anything further.

Thank you.

Kind regards,

<image001.jpg>

From: Rowe, Shae <Shae.Rowe@southernwater.co.uk>
Sent: Tuesday, July 29, 2025 9:12:29 AM
To: rachel.richardson@midsussex.gov.uk <rachel.richardson@midsussex.gov.uk>

[uk](#)>

Cc: Francesca Winslow <francesca@prhomesdirect.com>; Packham, Neil
<Neil.Packham@southernwater.co.uk>; ryan harborne
<r.harborne@borneprojectservices.co.uk>

Subject: RE: 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel,

Thank you for your email.

Southern Water has received two applications for the site, one for foul and surface waste capacity. As you can see, we have advised capacity in our network for this proposed flow rate. Also, we have approved their means and mode for the sewer connection; a final inspection has yet to be finalised; however, this should be fine, permitting that they stick to their plans.

I trust this allows for any conditions associated with this site to be discharged.

Kind Regards

Shae

Future Growth Planner, South East Region

Developer Services

M. 07708 295316

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: Monday, July 28, 2025 11:55 am

To: Francesca Winslow <francesca@prhomesdirect.com>

Subject: RE: 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Dear Francesca,

Please provide written confirmation from Southern Water that they are satisfied with the drainage information submitted in order to discharge the appropriate condition. I can then forward this to the MSDC drainage engineers and they can subsequently confirm they have no objections to the condition then being discharged.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer

Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 25 July 2025 14:28
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>; Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Cc: Gary Winslow <prhomedirectltd@gmail.com>
Subject: Fw: 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Hi Rachel and Joanne,

I've now consulted both Southern Water and our drainage consultant directly, and they are in agreement that the documents I provided yesterday should be sufficient as confirmation from Southern Water in support of the discharge.

As you'll see below, Nick has also provided an additional email address where the drainage team can direct any further consultation. However, if something more is required - other than the formal sign-off of the S106 which we have provided - we'd really appreciate it if you could confirm so we can follow this up and ensure it's submitted without delay.

Either way, some clarity on the outstanding matters currently being reviewed by the drainage team would be very helpful.

Many thanks again for your support.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933

Website: newhomessussex.com

From: Packham, Neil <Neil.Packham@southernwater.co.uk>
Sent: Friday, July 25, 2025 7:24 am
To: Francesca Winslow <francesca@prhomesdirect.com>
Cc: Gary Winslow <prhomesdirectltd@gmail.com>
Subject: RE: 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Dear Francesca,

All well here thank you, I trust all is well with yourself?

I'm not entirely sure what is required on this site in terms of Discharging conditions, are you able to provide more details on which conditions need to be discharged please?

I can see that the S106 applied for by Ryan was given technical approval back in March and all we're waiting on from him is to book a site inspection with our Assistant Adoption Manager, Malcolm Penny – 07922860784. Ryan will need to contact Malcolm to book a site inspection for that connection and receive formal sign off once the inspection is complete and all is confirmed complete as per approved drawing.

Anything else, especially around conditions imposed on planning are usually handled by our planning team here at SWS.

You could speak with Shae Rowe in that team: shae.rowe@southernwater.co.uk / southernwaterplanning@southernwater.co.uk

Kind Regards

Neil Packham
Technical Delivery Manager – Wastewater
Developer Services
0330 303 0119

southernwater.co.uk <[image002.gif](#)>

Advance notice of leave

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 24 July 2025 17:08
To: Packham, Neil <Neil.Packham@southernwater.co.uk>
Cc: Gary Winslow <prhomedirectltd@gmail.com>
Subject:

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

Dear Neil,

I hope you're well.

I'm getting in touch as the developer for 1–3 Barclay Court, Market Place, Haywards Heath, RH16 1DB.

Your details were kindly passed on by Ryan Harborne at BPS, who has been in touch with us regarding the project.

We understand that Mid Sussex District Council have been trying to contact Southern Water in relation to the discharge of planning conditions. It's possible that the delay may now be on their side, but unfortunately this is beginning to cause significant knock-on effects to our programme.

We'd be incredibly grateful if you were able to reach out directly to Emma Jackson, the officer coordinating this from the council. Her email is:

✉ emma.jackson@midsussex.gov.uk

Any support you can offer to help move this along would be sincerely appreciated, it would really help us keep the project on track.

Kind regards,

<image001.jpg>

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