

**From:** Zac Denton <zac.denton@lewisplanning.co.uk>  
**Sent:** 10 March 2025 16:57:16 UTC+00:00  
**To:** "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>  
**Cc:** "Simon Bareham" <simon.bareham@lewisplanning.co.uk>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield  
**Attachments:** Staplefield Lane - SW Management Report - Revision B.pdf

Hi Katherine,

I hope all is well.

Please find attached the revised SW Management Report.

Details of our response are already in the report, with key points being highlighted (notably Sections 3.6 and 5). The drainage layout (Appendix H) however, has been updated to show similar text to that in the report. Hopefully, this clarifies the strategy.

I look forward to hearing from you.

Kind regards,

Zac Denton  
Planner



2 Port Hall Road, Brighton, BN1 5PD  
T: 01273 413700  
M: 07510593764

Awards

2024 Sussex Heritage Trust Award Winner Public and Community  
2024 RTPI Southeast Awards Winner Chairs Award for Design

2024 Constructing Excellence South East Award Winner Regeneration and Retrofit  
2024 Constructing Excellence South East Award Winner People's Choice



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**From:** Zac Denton  
**Sent:** 06 March 2025 16:16  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Katherine,

Thank you for the email.

I have requested the information be added to the drainage design plans, and I will update you in due course.

Kind regards,

Zac

---

**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Sent:** 06 March 2025 09:31  
**To:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Zac,

Thank you for your email and the additional information.

Can this information be added to the drainage design plans so that the Flood Risk and Drainage Team can consider this information.

Kind Regards

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



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**From:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Sent:** 03 March 2025 09:15  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Hi Katherine,

Thank you for the email.

I have discussed this with our Drainage Consultant and our response to the flood risk team is as follows:

### **Surface Water**

*We can confirm that all drainage features are within the development boundary. The red line shown on the drawing is the surface water management boundary only. Therefore, is a boundary showing the extent of surface water run-off being managed and not the development.*

*As detailed in our report, the surface water run-off from the existing barn with the site currently discharges onto ground (no existing networks). The surface water from the barn then flows across the adjacent field and into the watercourse approximately 350m to the north.*

*The proposed drainage strategy is to restrict the surface water to a natural / greenfield rate prior to discharge to an outfall trench along the northern boundary of the site. Surface water from the outfall trench will disperse across the a large part of the site boundary, across the adjacent field and into the watercourse approximately 350m to the north.*

*Therefore, the development, in terms of flood risk, will have no impact on the neighbouring land. The surface flows are at a natural rate and flow in the same direction to the same destination as in a pre-development state.*

*This method of discharge has been used on many developments, with other local authorities accepting the principles. Therefore this should be the case for this development.*

### **Foul Water**

*We can confirm that the waste treatment plant is within the development boundary. The red line shown on the drawing is the surface water management boundary only.*

*Foul water from the treatment plant to discharge of the Southern Water network as shown in Appendix E of the report.*

I look forward to hearing from you on this.

Kind regards,

Zac

---

**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Sent:** 28 February 2025 16:17  
**To:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Zac,

My apologies for the delay following our previous emails.

I have now received the attached comments from Flood Risk and Drainage, who require further information.

Kind Regards

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



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**From:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Sent:** 30 January 2025 10:06  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>; Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Hi Katheine

Zac's away for a few days. But please accept this email as formal agreement to the extension of time to 26 February

Kind regards,

Simon Bareham PGDip MRTPI  
Director



2 Port Hall Road, Brighton, BN1 5PD  
T: 01273 413700  
M: 07917 611759

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**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Sent:** 29 January 2025 10:15  
**To:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Zac,

Thank you for your email.

The consultee responses received at present raise no objection, however I have noted that the Flood Risk and Drainage Team have been missed from being consultation.

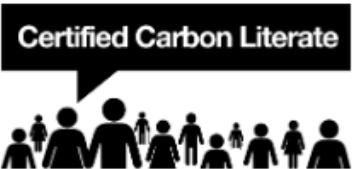
They have now been consulted however the statutory 21 days consultation period extend beyond the target date of the application. Due to this I would like to request an extension of tome to 26<sup>th</sup> February, please confirm if this is acceptable?

At present I have no concerns regarding the proposal and do not require any further information.

My apologies for the delay this will cause in the determination of the application.

Kind regards

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



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**From:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Sent:** 23 January 2025 12:09  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

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Dear Katherine,

I hope this email finds you well.

Please may I ask if you are able to provide any update on this matter.

We note the Highways team, and Ecology have both raised no objection to the application.

I look forward to hearing from you on this matter.

Kind regards,

Zac

---

**From:** Zac Denton  
**Sent:** 17 December 2024 16:22  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Katherine,

Great, thank you for the update.

Kind regards,

Zac

---

**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Sent:** 17 December 2024 16:02  
**To:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Zac,

Thank you for your email.

I can confirm that the application has been made valid from 6<sup>th</sup> December and is currently out for consultation.

Kind Regards

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



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**From:** Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Sent:** 17 December 2024 09:50  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

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Good morning Katherine,

I hope all is well.

I was just wondering if you are able to provide an update following the correspondence below, has the documentation been accepted?

I look forward to hearing from you.

Kind regards,

Zac

---

**From:** Zac Denton  
**Sent:** 06 December 2024 10:01  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** RE: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Hi Katherine.

I hope this email finds you well.

Please see the attached requested ecology documentation associated with the development.

Please feel free to get in touch with any queries you may have.

Kind regards,

Zac

---

**From:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Sent:** 18 July 2024 08:13  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>; Zac Denton <[zac.denton@lewisplanning.co.uk](mailto:zac.denton@lewisplanning.co.uk)>  
**Subject:** Re: DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Hi Katherine.

Thanks for explanation. Yes. We missed that !

Thanks for giving us the opportunity to provide the information on the current application. That's most helpful now that there aren't free goes anymore.

We'll let you know as soon as ecologist is appointed so that we can update you on timescales.

Thanks

Simon

Sent from [Outlook for iOS](#)

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**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Sent:** Wednesday, July 17, 2024 5:54:17 PM

**To:** Simon Bareham <[simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)>  
**Subject:** DM/24/1585 - Stanbridge Industrial Park, Staplefield Lane, Staplefield

Dear Simon,

I am writing with regards to the above application.

The application form states that in terms of BNG the proposal would be de minimus as would impact less than 25sqm of habitat and therefore exempt. However, the proposed parking area would be positioned on an existing grassed area with a floor area of approximately 180sqm, which exceeds the threshold.

The application is therefore considered to require BNG and will be made invalid until this information has been provided.

I hope that this clarifies the planning position.

Many Thanks

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