

**From:** Olivia Moune <olivia@landivar-architects.com>  
**Sent:** 15 September 2026 11:43:28 UTC+01:00  
**To:** "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>  
**Cc:** "Martin Landivar" <martin@landivar-architects.com>; "Dale Elliott" <Dale@landivar-architects.com>; "Chris Harris" <chris.harris099@gmail.com>; "Anthony Harris" <anthonyharris882@btinternet.com>  
**Subject:** Re: DM/26/1377 - Land at Mill Lane, Sayers Common - Consultee responses

Hi Katherine,

Please find email and quote received from Naturespace, confirming the district licensing procedure is possible for this site. The clients will proceed with the report but you will appreciate that £5000 + VAT is a significant outlay and commercially, it makes sense to have a bit more of an indication of whether or not the application is likely to be successful and the site developed, before committing to a total of £10,000 for a license.

Kind regards,

Olivia Moune  
BA (Hons) PG - DIP ARCH, ARB

T: 01273 739590  
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# LANDÍVAR ARCHITECTS

Landívar Architects Ltd  
The Workshop  
Unit 3, 29-42 Windsor Street  
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On 14 Sep 2026, at 17:30, Katherine Williams  
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Olivia,

Thank you for your email.

Evidence will need to be provided to demonstrate that this communication has taken place and this objection has been addressed.

Kind regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
<image001.png>  
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**From:** Olivia Moune <[olivia@landivar-architects.com](mailto:olivia@landivar-architects.com)>  
**Sent:** 11 September 2026 17:01  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Martin Landivar <[martin@landivar-architects.com](mailto:martin@landivar-architects.com)>; Dale Elliott  
<[Dale@landivar-architects.com](mailto:Dale@landivar-architects.com)>; Chris Harris <[chris.harris099@gmail.com](mailto:chris.harris099@gmail.com)>;  
Anthony Harris <[anthonyharris882@btinternet.com](mailto:anthonyharris882@btinternet.com)>  
**Subject:** Re: DM/26/1377 - Land at Mill Lane, Sayers Common - Consultee responses

Dear Katherine,

The information requested concerns the option for the Council's District Licensing :

*Submit a NatureSpace Report or Certificate to demonstrate that the impacts of the proposed development can be addressed through Mid Sussex Council's District Licence. This method of licensing often removes the need for survey work and onsite mitigation for great crested newts as it provides compensation habitats off site.*

We have been in communication with Nature Space regarding this option and can confirm that it can be addressed through the Mid Sussex District Licence scheme. Please accept this email as an undertaking from the client that this information will therefore be provided in due course, but we kindly request that in the meantime the application is re-advertised so as not to waste further time.

Thanks.

Kind regards,

Olivia Moune  
BA (Hons) PG - DIP ARCH, ARB

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<image002.png>

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On 11 Sep 2026, at 16:44, Katherine Williams  
<[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)> wrote:

Hi Olivia,

Thank you for your email.

I believe that there is still outstanding information requested by Nature Space and will be required before the application is re-advertised, my apologies if I have previously missed this in the links provided. Can these be resent if this is the case.

Kind regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
<image001.png>  
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**From:** Olivia Moune <[olivia@landivar-architects.com](mailto:olivia@landivar-architects.com)>  
**Sent:** 02 September 2026 15:39  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Martin Landivar <[martin@landivar-architects.com](mailto:martin@landivar-architects.com)>; Dale Elliott <[Dale@landivar-architects.com](mailto:Dale@landivar-architects.com)>  
**Subject:** Re: DM/26/1377 - Land at Mill Lane, Sayers Common -  
Consultee responses

Hi Katherine,

Following on from my email below, I notice that the revised drawings submitted have not yet been uploaded to the planning register so I just wanted to check you had received the email.

Please could you provide us with an update? Thanks .

Kind regards,

Olivia Moune  
BA (Hons) PG - DIP ARCH, ARB

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On 11 Aug 2026, at 15:38, Olivia Moune  
<[olivia@landivar-architects.com](mailto:olivia@landivar-architects.com)> wrote:

Dear Katherine,

Please find a dropbox link below to the following documents and drawings in response to your email of the 30th July as well as responses to the consultee comments from the ecologist, tree officer and environmental health officer:

**EHO comments** - Updated noise report from Anderson Acoustics

**Ecology comments** - Revised drawings to show revised red boundary line. We have omitted footpath proposal to connect site to Oakhurst as there is an existing footpath/pavement from current site entrance to Oakhurst, therefore the site boundary line now aligns with BNG habitat map.

1795\_1.001\_RevF Existing OS and Block Plan  
1795\_3.001\_RevH Proposed OS and Block Plan  
1795\_3.002\_RevH Proposed Site Plan  
1795\_3.003\_RevH Proposed Gropund Context Plan

**Tree Officer comments** -  
- Email from Ben Tidey - The Arboriculturist Consultancy Ltd

- Revised drawings (as above) to show existing driveway now retained, therefore no excessive incursion to RPAs of T2 and T3.
- Shading diagram 1795\_3.048, to show minimal extent of tree shading on patios during midsummer. The trees are not in the ownership of the development site therefore future occupants would not have ownership of trees. Notwithstanding this the trees in question could be protected under Tree Preservation Orders by the council as they fit the criteria for TPO's, Mid Sussex District Plan 2014-2031 DP37 states that this is how they will protect trees of importance or trees they deem threatened by development. Should these trees have TPOs put on them it would be unlikely that it would have any impact on current development plans.
- Pruning diagram 1795\_3.049 to show minimal pruning required to T14, T15 and T18.

**Your comments -**

- Revised Car Port drawing to show car port elevations 1795\_3.007\_RevC

**Flood Risk Consultant comments -**

- VKHP Ltd. drainage consultants design for proposed culvert. Drawings 698726\_105 and 698726\_106.

We understand that the application now has to be re-advertised. Please could you let us know the revised time frame for the determination date as a result.  
Many thanks.

<opengraph-content-icon-folder-dropbox-landscape.png>

[2026.08.11 PLANNING Consultee responses](#)  
[dropbox.com](#)

Kind regards,

Olivia Moune  
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On 30 Jul 2026, at 15:33, Katherine Williams  
<[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
wrote:

Dear Olivia,

Thank you for your email.

The submitted documents only provides a typical floor and roof plan for the 4 bay carport and does not include any elevation plans. Therefore elevation plans are still required for this building and plans to for the car ports adjacent to Plots 1, 8 and 9.

From my site visit to the site the footpath does not currently exist, and this is also shown to be the case on google maps and streetview dating back to 2011. Therefore, the path is considered to be part of the proposal and therefore this area must be included in the baseline mapping.

Once all the required information has been submitted the application will be readvertised.

Kind Regards

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

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**From:** Olivia Moune <[olivia@landivar-architects.com](mailto:olivia@landivar-architects.com)>  
**Sent:** 28 July 2026 11:43  
**To:** Katherine Williams  
<[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Martin Landivar <[martin@landivar-architects.com](mailto:martin@landivar-architects.com)>; Dale Elliott <[Dale@landivar-architects.com](mailto:Dale@landivar-architects.com)>  
**Subject:** Re: DM/26/1377 - Land at Mill Lane, Sayers Common - Highways response

You don't often get email from [olivia@landivar-architects.com](mailto:olivia@landivar-architects.com). [Learn why this is important](#)

Dear Katherine,

Please find a dropbox link below to revised drawings in response to your request for additional information as listed below:

- The redline on the Existing and Proposed Location, Block, Site Plan Layout Plan do not include the access onto the highway and will need to be amended - **see revised drawings 1795\_1.001\_RevD, 1795\_3.001\_RevF, 1795\_3.002\_RevF, 1795\_3.003\_RevF**
- There are considerable land level changes from the site entrance to the south boundary of the site, and I will therefore require existing and proposed site section plans along with cross section plans to depicting the relationship between the proposed dwellings and existing neighbouring properties, along with sections to include the proposed properties and distances/ relationship with the proposed screens (fencing/ bund) and car ports - **see drawing 1795\_3.020\_RevA**
- Further details and clarification of the proposed screening with the A23, and a streetscene plan of this along with the carports should be provided - **see drawing 1795\_3.021\_RevA**

- A streetscene plan of the proposed dwellings - [see drawing 1795\\_3.020\\_RevA - Site Section C](#)
- There is an error on plan 1795 3.002\_RevE, and includes a label for 'garage for plot 8' pointing to the garden of plot 9 - [see revised drawing 1795\\_3.002\\_RevF,](#)
- No plans for the proposed car ports appear to have been provided - [see drawing 1795\\_3.007\\_RevA](#)
- A neighbour letter has indicated that the Surface Water Drainage Strategy Plan indicates the flow of water in the wrong direction, can this be confirmed, and if incorrect, corrected on all plans in which it is included - [arrow removed and drainage information will be supplied by specialist sub consultant.](#)
- Design and Access Statement referred to a communal garden and pond, however this is not on the proposed plans - [see revised DAS](#)
- The planning statement also states that the Church is Grade II listed however, this is not the cause. The Church has identified itself as a non-designated heritage asset, and is under consideration by the Council's Conservation Officer - [see revised Planning Statement](#)

<image002.png>

[2026.07.28 - PLANNING Response to Case Officer comments](#)  
[dropbox.com](#)

In terms of the ecology response, the submitted habitat map matched the original red line boundary of the application. This red line boundary was amended at the request of the validation officer - to include the adjoining area of land under the same ownership but under a different title ( previously outlined in blue) . There is an existing pedestrian link from the site to Oakhurst . No works are being proposed to this area. We would therefore propose that this area be shown outlined in blue as per the original submission, and therefore should not be included in the baseline habitat map.

In relation to the tree officer's comments regarding the tree pruning required to the eastern boundary, we will

defer to Ben Tidey, the arboricultural consultant to respond. In terms of the tree officer's concerns about future pressure on trees along the western boundary of the site, we would like to point out that these trees are not within the curtilage of the site and therefore their pruning is not under the control of the future occupiers of the proposed dwellings and therefore cannot be considered a material consideration. Notwithstanding this, any shade from westerly solar gain to private gardens would actually be of benefit and in line with guidance in terms of minimising solar gain and overheating.

The other additional information previously requested, regarding drainage and an updated noise report has been instructed and we will forward on as soon as we are in receipt of it.

Kind regards,

Olivia Moune  
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<image003.png>

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On 9 Jul 2026, at 14:17, Olivia Moune <[olivia@landivar-architects.com](mailto:olivia@landivar-architects.com)> wrote:

Hi Katherine,

Please find attached drawing number 1795\_3.050 showing additional information in response to the recently received Highway Authority comments.

Additional information relating to the other consultee responses will be forwarded on as soon as we are in receipt of said information, namely an updated noise report and surface water strategy and details.

Kind regards,

Olivia Moune  
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<[LA\\_Email\\_sig\\_2@2x.png](#)>

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On 7 Jul 2026, at  
15:35, Olivia Moune  
<[olivia@landivar-architects.com](mailto:olivia@landivar-architects.com)>  
wrote:

Hi Katherine,

I'm just writing to introduce myself as the agent for this application. I understand you have been to site now and I have noted the consultee responses received

on the portal to date.

I'm just writing to let you know that we are in the process of obtaining the additional information requested by the flood risk team and the environmental health team and will forward on as soon as we have it.

It may well take 2-3 weeks however. In the meantime, is there any other information you require ?

Could you give us a steer as to how the application is looking in terms of recommendation if all the additional information is acceptable to the consultees?

Thanks.

Kind regards,

Olivia Moune  
BA (Hons) PG - DIP  
ARCH, ARB

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<1795\_3.050\_Visibility Splay  
Analysis.pdf>

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