

**From:** Henry Wagstaff <Henry@wilburyplanning.co.uk>  
**Sent:** 09 February 2026 14:40:30 UTC+00:00  
**To:** "Mat Jackson" <mat.jackson@westsussex.gov.uk>  
**Cc:** "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>; "Flood Risk Management" <floodriskmanagement@westsussex.gov.uk>  
**Subject:** Re: Application DM/2874/24/8 | Twineham Court Farm, Bob Lane RH17 5NH  
**Attachments:** 260112 TN resp LLFA Twineham Court\_BOUND.pdf

Hi Rachel,

Please can you re-consult the LLFA on the basis of the following (and request for the LLFA to provide their comments/feedback promptly):

For the three outstanding points, these have since been discussed with our drainage and flood risk specialist- GTA Civils. They're confident that these three points were all dealt with in the January technical note (submitted on 12 January 2026)- see below:

- **Point 2:** This is covered in Paragraph 1.17 of the January technical note. The Ordinary Watercourse Consent for the new outfalls to the watercourse will be obtained following the grant of planning permission as standard practice. The new foul discharge complies with EA general binding rules and therefore does not require a bespoke consent.
- **Point 4:** All GTA Civils drawing statuses are set to "*For Planning*", as included in the January technical note. GTA Civils cannot provide construction drawings at this stage. The level of details provided is consistent with the guidance for full planning application drawings.
- **Point 5:** The management plan is appended to the January technical note (Appendix C). This has been prepared in accordance with CIRIA guidance.

The January technical note is attached to this email for ease of reference.

Please can you clarify that we've appropriately dealt with these outstanding points? And if not, then what exactly does the LLFA require?

I look forward to hearing further.

Kind regards,

Henry

**Henry Wagstaff BA(Hons) MPLAN MRTPI**  
**Director**  
**Wilbury Planning Ltd.**

Suite 12, Second Floor, Vantage Point, Brighton & Hove BN1 4GW  
[www.wilburyplanning.co.uk](http://www.wilburyplanning.co.uk)

(+44) 77248 42388



Please note that I will be away on annual leave from Wednesday 25th February 2026 and returning on Tuesday 10th March 2026.

**From:** Mat Jackson <mat.jackson@westsussex.gov.uk>  
**Sent:** Monday, February 09, 2026 2:37 PM  
**To:** Henry Wagstaff <Henry@wilburyplanning.co.uk>  
**Cc:** Rachel Richardson <rachel.richardson@midsussex.gov.uk>; Flood Risk Management <floodriskmanagement@westsussex.gov.uk>  
**Subject:** RE: Application DM/2874/24/8 | Twinehame Court Farm, Bob Lane RH17 5NH

Hi Henry,

Your points are very much noted and will be reviewed as appropriate in due course.

Regards,

**Mat Jackson** *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*

Senior Flood Risk Management Officer  
West Sussex County Council

**Contact:** Internal: 26586 | External: +44 (0)3302 226586 | Mobile: +44 (0)7713 697478 |  
**E-mail:** [mat.jackson@westsussex.gov.uk](mailto:mat.jackson@westsussex.gov.uk)



### Upcoming Leave:

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**From:** Henry Wagstaff <Henry@wilburyplanning.co.uk>  
**Sent:** 09 February 2026 13:03  
**To:** Mat Jackson <mat.jackson@westsussex.gov.uk>  
**Cc:** Rachel Richardson <rachel.richardson@midsussex.gov.uk>; Flood Risk Management <floodriskmanagement@westsussex.gov.uk>  
**Subject:** Re: Application DM/2874/24/8 | Twinehame Court Farm, Bob Lane RH17 5NH

**\*\*EXTERNAL\*\***

Hi Mat,

Thanks for the email.

It is considered that we've already provided sufficient information in response to the three outstanding points:

- **Point 2:** This is covered in Paragraph 1.17 of the January technical note. The Ordinary Watercourse Consent for the new outfalls to the watercourse will be obtained following the grant of planning permission as standard practice. The new foul discharge complies with EA general binding rules and therefore does not require a bespoke consent.
- **Point 4:** All GTA Civils drawing statuses are set to "*For Planning*", as included in the January technical note. GTA Civils cannot provide construction drawings at this stage. The level of details provided is consistent with the guidance for full planning application drawings.
- **Point 5:** The management plan is appended to the January technical note (Appendix C). This has been prepared in accordance with CIRIA guidance.

Please see the attached January technical note for reference.

I would be grateful if you could re-visit these three points in accordance with the already submitted January technical note?

Kind regards,

Henry

**Henry Wagstaff BA(Hons) MPLAN MRTPI**  
**Director**  
**Wilbury Planning Ltd.**

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**From:** Mat Jackson <[mat.jackson@westsussex.gov.uk](mailto:mat.jackson@westsussex.gov.uk)>

**Sent:** Monday, February 9, 2026 8:14 AM

**To:** Henry Wagstaff <[Henry@wilburyplanning.co.uk](mailto:Henry@wilburyplanning.co.uk)>

**Cc:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>; Flood Risk Management <[floodriskmanagement@westsussex.gov.uk](mailto:floodriskmanagement@westsussex.gov.uk)>

**Subject:** RE: Application DM/2874/24/8 | Twinehame Court Farm, Bob Lane RH17 5NH

Henry,

Thank you for your email. The LLFA will review any further information upon receiving the appropriate re-consultation request from the Case Officer.

Regards,

**Mat Jackson** *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*

Senior Flood Risk Management Officer  
West Sussex County Council

**Contact:** Internal: 26586 | **External:** +44 (0)3302 226586 | **Mobile:** +44 (0)7713 697478 |

**E-mail:** [mat.jackson@westsussex.gov.uk](mailto:mat.jackson@westsussex.gov.uk)



### Upcoming Leave:

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**From:** Henry Wagstaff <[Henry@wilburyplanning.co.uk](mailto:Henry@wilburyplanning.co.uk)>

**Sent:** 05 February 2026 14:39

**To:** Flood Risk Management <[FRM@westsussex.gov.uk](mailto:FRM@westsussex.gov.uk)>; Mat Jackson <[mat.jackson@westsussex.gov.uk](mailto:mat.jackson@westsussex.gov.uk)>

**Subject:** Fw: Application DM/2874/24/8 | Twinehame Court Farm, Bob Lane RH17 5NH

**\*\*EXTERNAL\*\***

Dear Mat,

I trust you're well.

I'm the planning consultant working on the planning application for the proposed events venue at Twineham Court Farm, Bob Lane RH17 5NH (DM/24/2874 refers).

We're in receipt of the latest LLFA comments (attached). It's pleasing to note that two of the points have been satisfied.

For the three outstanding points, these have since been discussed with our drainage and flood risk specialist- GTA Civils. They're confident that these three points were all dealt with in the January technical note (submitted on 12 January 2026)- see below:

- Point 2: This is covered in Paragraph 1.17 of the January technical note. The Ordinary Watercourse Consent for the new outfalls to the watercourse will be obtained following

the grant of planning permission as standard practice. The new foul discharge complies with EA general binding rules and therefore does not require a bespoke consent.

- Point 4: All GTA Civils drawing statuses are set to *"For Planning"*, as included in the January technical note. GTA Civils cannot provide construction drawings at this stage. The level of details provided is consistent with the guidance for full planning application drawings. It is unclear whether the LLFA may be referring to drawings by others?
- Point 5: The management plan is appended to the January technical note (Appendix C). This has been prepared in accordance with CIRIA guidance. It is unclear what additional level of detail the LLFA are expecting?

The January technical note is attached to this email for ease of reference.

Please can you clarify that we've appropriately dealt with these outstanding points? And if not, then what exactly does the LLFA require?

In addition, the application is ready to be granted planning permission subject to overcoming these final LLFA comments. These outstanding points don't feel to be particularly onerous, and thus from experience the relevant detail could be requested as part of a Condition. Please confirm if you're agreeable to this approach?

I look forward to hearing further.

Kind regards,

Henry

**Henry Wagstaff BA(Hons) MPLAN MRTPI**  
**Director**  
**Wilbury Planning Ltd.**

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**From:** Henry Wagstaff <[Henry@wilburyplanning.co.uk](mailto:Henry@wilburyplanning.co.uk)>

**Sent:** Thursday, February 05, 2026 2:26 PM

**To:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>

**Cc:** Florence Van Vaerenbergh <[fvanvaerenbergh@gtacivils.co.uk](mailto:fvanvaerenbergh@gtacivils.co.uk)>; John Pakenham <[jpakenham@gtacivils.co.uk](mailto:jpakenham@gtacivils.co.uk)>

**Subject:** Re: Application DM/2874/24/8

Hi Rachel,

Thank you for clarifying.

I've discussed the outstanding LLFA comments with GTA Civils, and we're confident that these comments were all dealt with in the January technical note (submitted on 12 January 2026)- see below:

- Point 2: This is covered in Paragraph 1.17 of the January technical note. The Ordinary Watercourse Consent for the new outfalls to the watercourse will be obtained following the grant of planning permission as standard practice. The new foul discharge complies with EA general binding rules and therefore does not require a bespoke consent.
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- Point 5: The management plan is appended to the January technical note (Appendix C). This has been prepared in accordance with CIRIA guidance. It is unclear what additional level of detail the LLFA are expecting?

I've re-attached the January technical note to this email for ease of reference.

Please can you provide me with the contact number and email of the LLFA consultee, so that we can have a direct conversation with them and seek a prompt solution? This has been going on now for far too long.

Kind regards,

Henry

**Henry Wagstaff BA(Hons) MPLAN MRTPI**

**Director**

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