

From: Will Langer <will@stephenlanger.co.uk>
Sent: 19 December 2024 17:02:12 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Tanya Leete" <Tanya.Leete-Groves@midsussex.gov.uk>;
"daniel.hu@rodgaskin.co.uk" <daniel.hu@rodgaskin.co.uk>; "Planning - Stephen Langer Architects"
<planning@stephenlanger.co.uk>
Subject: RE: Applications DM/24/1931 & DM/24/2042 - Burleigh Oaks Stables East Street
Turners Hill West Sussex

Hi Anna,

Many thanks for your message and in first instance, we can agree to the EOT of the 31st January.

Couple of thoughts:

- The New home in the countryside matter is slightly tricky as the planning implications are rigorous and the need to justify it is challenging. We have provided the information that we can in relation to the proposals, but this application isn't for a new home.
- We will get the Planning obligation form filled out and ready to go shortly if still required from the above comment.
- EOT agreed
- The land area is 1.27 hectares.
- I think the matters relating to the red and blue line is not clear. The development is carried out on a single parcel of land comprising of 1.27ha. We have set the red line as the site area and the blue line is the wider land owned by the applicant, but the land is a single parcel – field and buildings so is still applicable under the LDC application?

Would it be possible to have a catch up in the new year? Either a teams meeting or a call to hash out the details?

In the mean time, have a very happy Christmas.

Many thanks

Will

Will Langer MRICS
Chartered Surveyor

will@stephenlanger.co.uk
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Direct Dial: 01892 351070

Stephen Langer Architects

combining the art of architecture with the craft of building

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 16 December 2024 16:18
To: Will Langer <will@stephenlanger.co.uk>
Cc: Tanya Leete <Tanya.Leete-Groves@midsussex.gov.uk>
Subject: RE: Applications DM/24/1931 & DM/24/2042 - Burleigh Oaks Stables East Street Turners Hill West Sussex

Dear Will

Thank you for your email from last week agreeing to a further EOT for the two above applications.
I have been assessing the details of both applications to determine what my recommendations will be.

Planning Application DM/24/1931

I have the following comments to make with regards to the application under DM/24/1931 – Despite your clients advice to me at the site visit that the mobile home is for welfare purposes I have to consider the stationing of the mobile home on the site as **a proposed new home in the open countryside**. This proposal needs to be assessed against the adopted and emerging housing policies in the Development Plan and in the new NPPF.

The site is located within the 7km zone of influence for the Ashdown Forest SPA. In this area new housing proposals must be assessed with reference to District Plan Policy DP17. This requires mitigation measures to counteract the effects of potential increasing recreational pressure in the zone. SANG and SAMM payments are required for developments proposing a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. SANG and SAMM payments are achieved by the applicant entering into a s106 agreement with MSDC. Further information on this matter is available on the MSDC website, via the following link: [Protecting Ashdown Forest - Mid Sussex District Council](#)

In order to address this matter I request that you complete and return a **Planning Obligation Instruction Form**, see <https://www.midsussex.gov.uk/media/2160/planning-obligation-instruction-form.pdf>

On receipt of the completed form this matter will be forwarded to the Council's Legal Department.

I also need to complete a **Habitats Regulations Assessment (HRA) with a consultation input from Natural England**. This matter is in hand, but their response will be required ahead

of a determination of the application under DM/24/1931. The **Natural England consultation period** expires on 6th January 2025.

As such I request that a further Extension of time is agreed to allow for your completion and return of the Planning Obligation Instruction Form, as well as for the required Natural England consultation.

I would like to request your agreement to a new EOT date for the determination of DM/24/1931 to 31.01.2025.

Lawful Development Certificate Application DM/24/2042

I have reviewed the submitted plan and details for this LDC application. Firstly the shaded area annotated as 'Area of Overgrown hardstanding' shown on submitted Drawing No 22046-PL-100 Rev A does not represent the full extent of the land where relandscaping/new hardstanding areas have been created, which includes the area upon which the mobile home has been sited. However, as there is no mechanism under a LDC to submit amended plans I have to determine the application as it has been submitted.

I note that the red line on the submitted Location Plan extends across the southern part of the site where the buildings and mobile home are located. This is only a part of the land, the remainder of which is outlined in blue on the submitted Location and Block Plan, which I estimate to have a site area in total of approx. 1.2 hectares. **Please can you confirm the actual land areas in hectares that are located within the both red and blue lines?**

Under Schedule 2, Part 6, Class B – 'agricultural development on units of less than 5 hectares' permitted development rights apply on agricultural land **comprised in an agricultural unit, of not less than 0.4 ha but less than 5 hectares in area.**

There is a clause that Development is not permitted if : 'a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 0.4 hectares in area';

Please can you confirm the area of the site that is shown within the red outline on the plan accompanying the LDC application is less than 0.4ha ? If, as I suspect, the red outlined land is less than 0.4 hectares I will be unable to recommend that the LDC application is approved.

As both applications are linked I request a new EOT date for the determination of LDC application DM/24/2042 is also agreed as 31.01.2025.

I look forward to hearing from you on the above matters.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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- SAVE A TREE Only print this email if absolutely necessary.

From: Will Langer <will@stephenlanger.co.uk>
Sent: 13 December 2024 10:48
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: daniel.hu@rodgaskin.co.uk; Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Subject: RE: Applications DM/24/1931 & DM/24/2042 - Burleigh Oaks Stables East Street Turners Hill West Sussex

Hi Anna,

Thank you for this and yes we can agree to the EOT till next Friday.

If there is anything else that you need from me, please don't hesitate to give me a call.

Many thanks

Will

Will Langer MRICS Chartered Surveyor will@stephenlanger.co.uk www.stephenlanger.co.uk Direct Dial: 01892 351070	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 12 December 2024 16:20
To: Will Langer <will@stephenlanger.co.uk>
Subject: RE: Applications DM/24/1931 & DM/24/2042 - Burleigh Oaks Stables East Street Turners Hill West Sussex

Dear Will

Thank you for your latest email , received Tuesday, the content of which I note. I will not be taking any further advice from ADAS on these applications.

I am writing to advise you that as a result of the publication of the new NPPF, and other workload pressures, I shall be unable to complete my recommendation for the determination of these two applications this week.

I am therefore writing to request your agreement to an Extension of time for the Decision Target Date for both applications to next Friday, 20th December 2024.

Please can you respond by email to me to confirm your agreement to this new Target Date?

I look forward to hearing from you.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer
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- SAVE A TREE Only print this email if absolutely necessary.

From: Will Langer <will@stephenlanger.co.uk>
Sent: 10 December 2024 13:02
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: daniel.hu@rodgaskin.co.uk; Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Subject: RE: Planning consultation - DM/24/1931 Burleigh Oaks Stables East Street Turners Hill West Sussex

Hi Anna,

I hope that all is well?

Please find below the response from Ian at West Sussex Fire and Rescue so largely positive now which is good!

Also, please find attached our comments following ADAS's subsequent comments.

Many thanks

Will

Will Langer MRICS Chartered Surveyor will@stephenlanger.co.uk www.stephenlanger.co.uk Direct Dial: 01892 351070	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>

Sent: 09 December 2024 09:18

To: Will Langer <will@stephenlanger.co.uk>

Subject: RE: Planning consultation - DM/24/1931 Burleigh Oaks Stables East Street Turners Hill West Sussex

Hi Will,

From the measurements you have provided for the access route, there looks to be sufficient width for suitable access for a fire appliance, with all sections more than 4 metres wide, so access does not look to be a problems and there looks to be an area for turning the fire appliance round to make their exit, so I am satisfied reasonable access to this accommodation has been provided.

With regards to the Plumis - simple sprinkler type system using a pump under a sink, the information provided mentions the system conforms with BS8458 – 2015 requirements and will either fully extinguish or suppress a fire sufficiently to enable the fire service to fully extinguish the fire with the water carried by one fire appliance. The only concern would be if for any reason the fire is not extinguished, there is no supply of water for firefighting in this area, so the fire appliance would then need to leave the site to refill the water tank and then return; if the fire is not fully extinguished there would be the risk of re-ignition while the fire appliance is away from the site.

Regards

Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

Office 0330 222 4499 **Mobile** 07921 291051

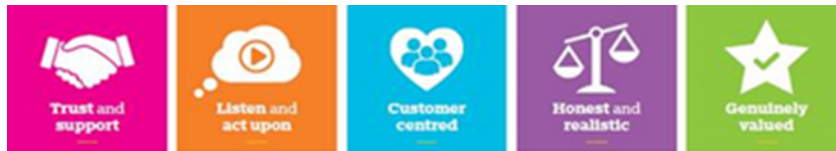
Web www.westsussex.gov.uk/fire

Email frs.waterandaccess@westsussex.gov.uk

Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 

[Click here to find out why we use pronouns in our signatures](#)



From: Will Langer <will@stephenlanger.co.uk>

Sent: Friday, December 6, 2024 8:44 AM

To: FRS Water and Access <frswaterandaccess@westsussex.gov.uk>

Cc: Anna Tidey <anna.tidey@midsussex.gov.uk>; Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>

Subject: Planning consultation - DM/24/1931 Burleigh Oaks Stables East Street Turners Hill West Sussex

****EXTERNAL****

Hi Ian,

Thank you for taking the time to speak to me the other week about the fire access at Burleigh Oaks Stables.

Further to our conversation, please find attached a map (2 pages) showing the access to the site and the minimum widths of the lane. Let me know if you have any thoughts.

We were also hoping to install a system like the one found at <https://plumis.co.uk/taphead> This is a simple sprinkler type system using a pump under a sink etc.

Many thanks in advance

Will

Will Langer MRICS
Chartered Surveyor

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