

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 March 2025 10:13:05 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: DM/24/3091 Stable Block, Borde Hill

Hi Andy

Please see below further comments on this application following the submission of further/revised information (added in red to my previous comments). My apologies for the delay in getting these to you which has been caused by pressure of other work.

Condition 3: Materials

The details as submitted are acceptable.

Condition 4: Detailed drawings/sections

- Typical examples of new windows, including sectional detail of glazing bars as appropriate

The partial details as submitted are acceptable.

- Typical examples of new external doors

The partial details as submitted are acceptable.

- Typical eaves detail to extensions and new ancillary buildings

The partial details as submitted are acceptable.

- Typical detail of the glazing to the elevations and roof of the conservatory extension

The details as submitted are acceptable.

- Typical detail of the glazing to the elevations and roof of the teahouse extension
Not received – see above

- Detailed hard and soft landscaping scheme, to include details of materials for hard landscaping, and detailed drawings (plans, elevations and sections as appropriate) of new or altered boundary treatments including walls, fences and gates, and new structures within the garden or surrounding area. Such drawings should be annotated to show materials and finishes.

With respect to the hard landscaping scheme, the overall layout appears acceptable, but in terms of the proposed materials:

1. We appear to have no specific details of these, and
2. I have concerns regarding the use of limestone paving and porcelain tile, as opposed to sandstone which would be the local, vernacular material, and is used (and proposed for use) on the stables and extensions to them, or brick pavers as already found in the walled garden area.

The applicant has submitted further information and justification for the use of the porcelain tile- I accept the logic of this and would not raise any further objection to its use for the terrace and

steps as described, however the submitted drawings do not seem to have been consistently updated to reflect this, and some of the plans and details continue to refer to natural stone (presumably limestone as previously proposed). I would suggest that this needs to be sorted out before the condition is discharged.

We would need to see details of the replacement footbridge to the west of the walled garden which is shown on the Hardworks Plan 3.

These have not been supplied? The demolition plan shows the bridge to be cleared, but I am not sure if this means it is to be removed, or debris cleared from beneath it. The landscaping plan shows a bark path in this position. More clarity is needed on this point, and if outdated Hardworks Plan 3 should be withdrawn.

We don't appear to have any drawings of new walls, fences or gates, or of the proposed new garden structures (dining booths, bar etc.).

The applicant has confirmed that the new bar will be addressed in Phase 2, however we have no further comments or plans relating to the other items?

With respect to the soft landscaping scheme, again I would have no objection to the proposed design and layout of the scheme, but I would think we would require input from our Tree Officers regarding the loss of some trees/suitability of replacement planting.

- Detailed drawings of the services extract ducts etc to the rear elevation of the building
The submitted documents state that '*Information will be submitted following the finalisation of MEP extraction system*'; however as I imagine these ducts etc will be integral to the functioning of the restaurant/café, would we not need to see them now? Poorly designed ducting has the potential to adversely affect the heritage assets.

I note the further comments from the applicant on this and defer to your opinion as to whether this is sufficient comfort that the scheme will be delivered in full and with the ducting detail provided in a timely manner.

- New rainwater goods to be of painted metal.

The submitted elevations indicate compliance with this requirement.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

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

Emily Wade Ma MSc
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From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Sent: 10 February 2025 12:54

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Subject: RE: DM/24/3091 Stable Block, Borde Hill

Dear Andy,

Thank you for your email of 28 January with comments from Emily Wade.

In response to Emily's specific queries, please find attached updated documents from the Applicant's Architects (Purcell), which address the matters that have been raised. We hope that this is now found to be satisfactory and you can confirm that the relevant Planning Conditions are discharged (insofar that they relate to the initial Phase 1 of the approved development).

Regarding the absence of information for 4(e) Detailed drawings of the service extract ducts etc to the rear elevation of the building, these have not been submitted yet as they are required to be bespoke calculated to the operational requirements of the operator that will be using the kitchen at the Stables. These details are due to be finalised in the next few weeks and will be submitted for approval once finalised. The ducting and extraction is independent to the proposed extension, therefore approval of the remaining conditions will not prejudice condition 4(e) and the submission will allow MSDC to control the work as the condition intends.

With respect to the phasing of the development, I can confirm that it is the Applicant's definite intention to fully complete the development of the Stables, in accordance with the planning permission. However, the need to phase the works is based on funding. As you are aware the Phase 1 works are progressing well, with the intention of this being completed by November 2025. For your information, details of the new restaurant use can be found here:

<https://www.thecordiacollective.com/>

The Applicant does not want to undertake any temporary measures with the construction stage, and therefore it is only when funding allows, that the Phase 2 works can commence and will be completed. It is currently envisaged that this will be in around 2+ years' time. The Phase 1 works will not prevent the remainder of the approved works being carried out at a later stage in accordance with the details approved by the Council.

Please can you ensure that the attached details supersede the previously submitted documents. We would be grateful if you could review this information and come back to me as soon as possible.

Best regards,

Tim

TIM RODWAY

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 28 January 2025 17:06

To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Subject: FW: DM/24/3091 Stable Block, Borde Hill

Dear Mr Rodway

Please see comments below from Emily Wade. I would be grateful if you could respond to the outstanding matters as soon as possible.

Could you also provide some reassurance that the partial phased conditions discharge will result in a fully completed development, preferably with a clear timeline if you have it at this stage.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

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Working together for a Better Mid Sussex

From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 28 January 2025 16:02

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Subject: DM/24/3091 Stable Block, Borde Hill

Hi Andy

Comments on the above discharge of conditions application.

These comments are based on an assumption that we are satisfied regarding the acceptability of the proposed per-phase basis of the conditions discharge, as per our recent Teams chat- this needs to be established in the context of achieving a fully completed development securing the future of the building.

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