

Katherine Williams

From: Debbie Marriage [REDACTED]
Sent: 14 August 2025 16:12
To: Katherine Williams
Cc: Robin Gamble; Martin Burchell; Martin Roberts; Florence Van Vaerenbergh
Subject: Re: DM/25/0096 - Unit 19, Bolney Grange Business Park, Bolney

Dear Katherine

We would like to have the decision issued on the application please.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd
[REDACTED]

Company No: 16472027 Registered Office: 85 Church Rd, Hove, East Sussex, BN3 2BB, England, U.K.

On 14/08/2025 12:47, Katherine Williams wrote:

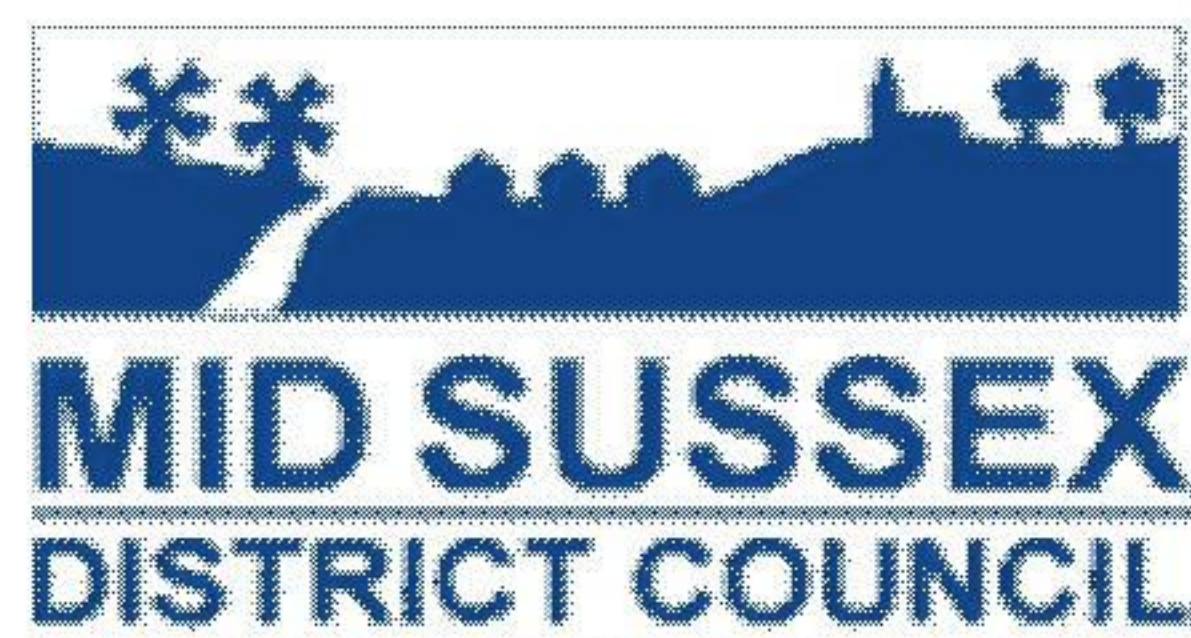
Dear Debbie,

Thank you for your email.

The objection raised from the Flood Risk and Drainage Team is that as the extension would extend over the ditch and would not maintain the maintenance strip. To ensure that this area is maintained no development, including foundations and no construction activities, should be within 5 metres of the ditch. The additional information provided does not provide this required access strip and does not overcome the objection raised, and therefore has not been passed over to the consultees for comment.

Kind Regards

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



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From: Debbie Marriage [REDACTED]
Sent: 14 August 2025 10:09
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble [REDACTED] Martin Burchell [REDACTED]
Martin Roberts [REDACTED] Florence Van Vaerenbergh
[REDACTED]
Subject: Re: DM/25/0096 - Unit 19, Bolney Grange Business Park, Bolney

Dear Katherine

I am back from holiday today. I have spoken to my client and Martin Roberts. I will revert to you before close of play today to let you know whether we want to withdraw the application, or have it determined.

In the meantime, can you please confirm whether the LLFA have seen and considered the section plan I sent to you on 4th August? It shows that a culvert (pipe) is not required, due to the extension over-sailing the ditch, and a clear, wide span of one metre height retained. Moreover, (and notwithstanding whether or not the ditch can be defined as an ordinary watercourse), the LLFA's own published guidance provides for the culverting of OWs in certain circumstances:

"The Competent Authority will therefore adopt a precautionary principle and only approve an application to culvert an ordinary watercourse if there is no reasonably practicable alternative or if the potential negative impact of culverting would be so minor that they would not justify a more costly alternative. "

This was quoted in our previous submissions. It appears that the LLFA has not applied its own guidance. And we are not even proposing a culvert, but an over-sail. Hence our disbelief at the LLFA's position.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd

[REDACTED]

Company No: 16472027 Registered Office: 85 Church Rd, Hove, East Sussex, BN3 2BB, England, U.K.

On 12/08/2025 17:15, Katherine Williams wrote:

Dear Martin,

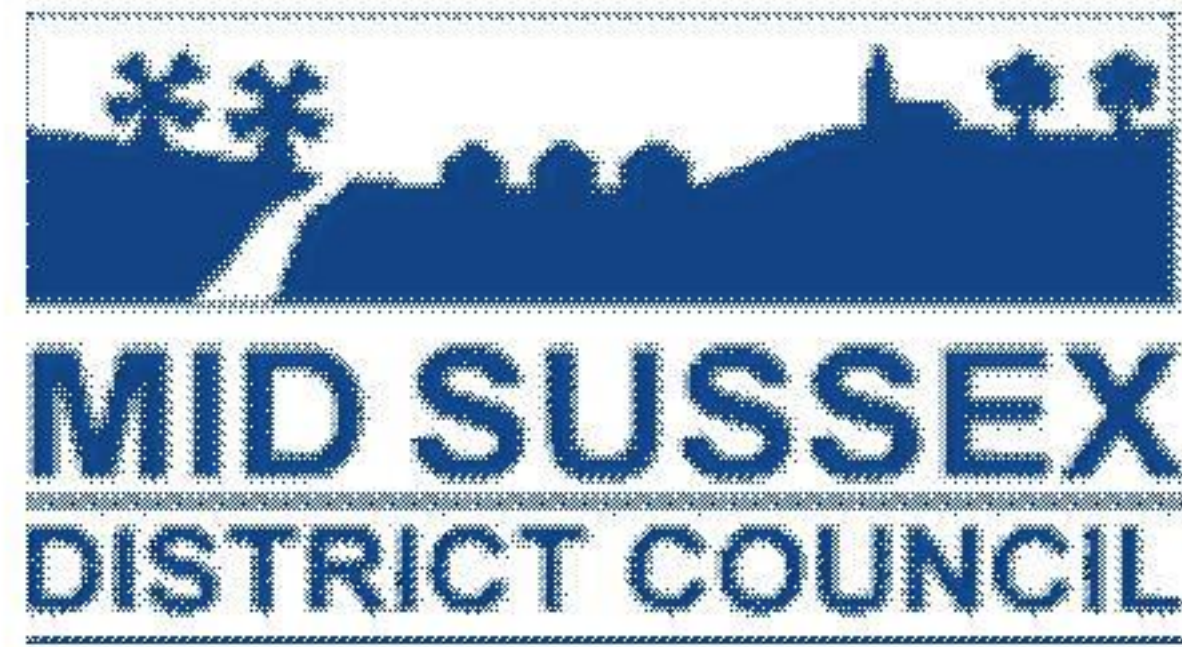
Thank you for your email.

LLFA provide their own pre-application service should you wish to discuss this with them further. However, the consultees position on the application is considered to be clear and a decision on the application must now be made.

The applicant has the right of appeal should they disagree with this decision and with the comments by the consultees.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
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From: Martin Roberts [REDACTED]
Sent: 11 August 2025 18:15
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble [REDACTED] Debbie Marriage
[REDACTED] Martin Burchell [REDACTED]
Florence Van Vaerenbergh [REDACTED]
Subject: RE: DM/25/0096 - Unit 19, Bolney Grange Business Park, Bolney

[REDACTED]

Katherine,

I think this has come from the fact that WSCC are continuing to insist this is an ordinary watercourse, when we have proved on our report that it is taking extremely minimal catchment and so would not be defined as such.
Is there any possibility of meeting with the WSCC team as I understand that MSDC removed their objection, only for WSCC as LLFA to overrule them?

It does seem short sighted to demolish what is an opportunity to create economic development by means of an extended industrial building due to the LLFA mislabelling a line on a drawing?

Kind regards,

Martin Roberts
Managing Director
GTA Civils & Transport Ltd
DD 01444 225651

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 11 August 2025 17:32
To: Debbie Marriage [REDACTED]
Cc: Robin Gamble [REDACTED] Martin Roberts
[REDACTED]
Subject: FW: DM/25/0096 - Unit 19, Bolney Grange Business Park, Bolney

Good afternoon,

Thank you for your previous emails.

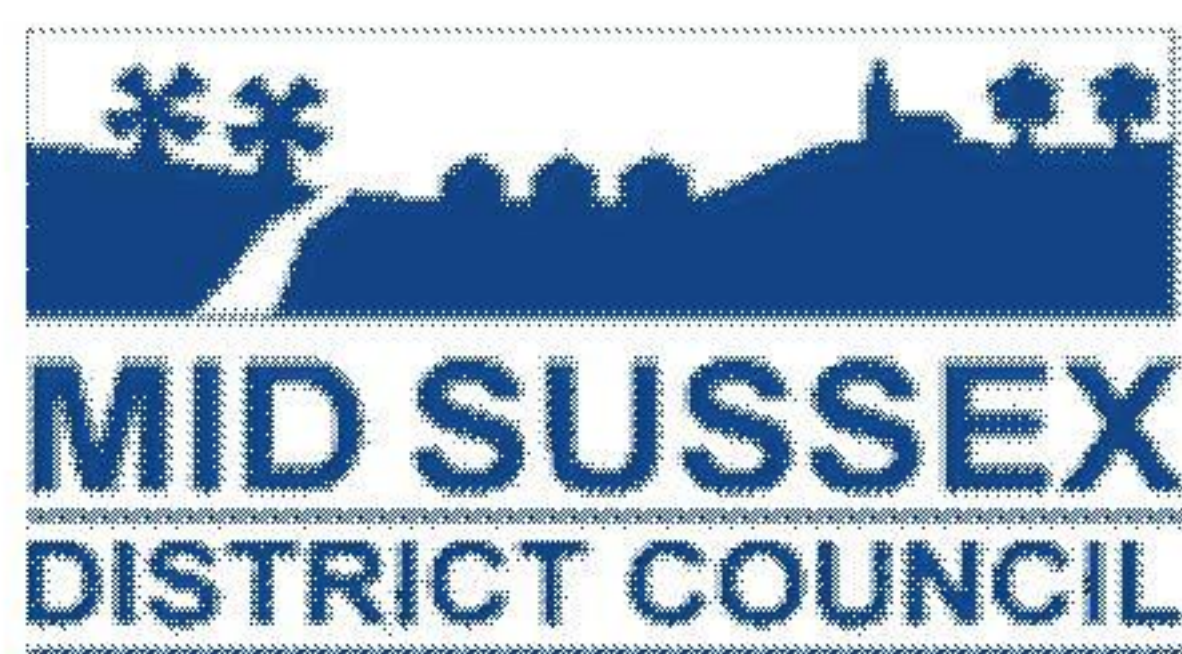
A maintenance strip along the watercourse requires that no new development, including foundations and no construction activities, are within 5 metres of the watercourse. Therefore, the proposed maintenance hatches would not overcome the objection raised as the required maintenance strip would not be maintained.

I appreciate the frustrations in the delay in the comments from the Flood Risk and Drainage Team over the course of the application and the recommendation of the application, however given the concerns raised and the form and position of the extension this objection cannot be overcome.

The application will therefore be determined as it stands unless the application is withdrawn by 15th August.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
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From: Debbie Marriage [REDACTED]
Sent: 04 August 2025 09:17
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble [REDACTED] Martin Roberts
[REDACTED]
Subject: Re: DM/25/0096 - Unit 19, Bolney Grange Business Park, Bolney

Dear Katherine

If this is the reason given, then we can easily allay the LLFA's concerns. Hatches can be placed in the floor of the extension, as shown on the attached plans, allowing access to the ditch below. The hatches have been added to the drainage strategy report.

The extension will be on screw piles (the client is a screw pile supplier) and will oversail the ditch with one metre of head room. This allows for someone to crawl under the floor of the extension if needed, to remove any blockages. In any event, the hatches will mean that crawling is unlikely to be necessary.

The ditch can be easily kept clear of silt, debris and in good working order. Martin Roberts, Director at GTA Civils, assures us that this is a common arrangement and would be more than sufficient to keep the ditch in good working order. Please can you pass these revisions to the LLFA, as I anticipate this will be sufficient to address their concerns.

Please can you

kind regards

Debbie

PLEASE NOTE: The office will be closed from Tuesday 5th August to Wednesday 13th August for our summer holidays

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd



Company No: 16472027 Registered Office: 85 Church Rd, Hove, East Sussex, BN3 2BB, England, U.K.

On 01/08/2025 17:18, Katherine Williams wrote:

Dear Debbie,

Thank you for your email.

The Council's Flood Risk and Drainage Team have taken advice from County Council, who are the Lead Local Flood Authority, on this matter. They have confirmed that the ditch is a watercourse, and therefore there is a duty to keep it clear of silt, debris and in good working order, which would no longer be possible should the proposed extension be constructed, and therefore contrary to WSCC policy.

The Flood Risk and Drainage Team therefore object to the application on the same grounds as their original comments.

The further extension of time to 15th August is accepted.

Kind regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Debbie Marriage [REDACTED]
Sent: 31 July 2025 10:27
To: Katherine Williams
<Katherine.Williams@midsussex.gov.uk>
Cc: Robin Gamble [REDACTED]
Subject: Re: DM/25/0096 - Unit 19, Bolney Grange Business Park, Bolney

Dear Katherine

To say we are disappointed is an understatement. I am speechless. The Drainage Team made it clear that subject to confirmation of no loss of capacity in the ditch, confirmation that we provided, with section drawings, they had no objection to the development. How can your Drainage Team, who are the Council's expert consultants on drainage matters, disagree with the Local Lead Flood Authority? If two drainage "experts" disagree on the acceptability of the scheme, then the matter cannot surely be definitive, and cut and dried?

My client is on holiday in Thailand at the moment. I am also away next week until 13th. As I need to speak to Robin before a decision is made on the application, I ask that the extension is time is made until at least Friday 15th August.

kind regards

Debbie

PLEASE NOTE: The office will be closed from Tuesday 5th August to Wednesday 13th August for our summer holidays

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning Ltd



Company No: 16472027 Registered Office: 85 Church Rd,
Hove, East Sussex, BN3 2BB, England, U.K.

On 31/07/2025 09:47, Katherine Williams wrote:

Dear Debbie,

Please see the attached final comments from the Flood Risk and Drainage Team, following advice from the LLFA.

As the proposal would bridge over the watercourse the required maintenance strip would not be maintained, which could result in in potential future flooding, and therefore cannot be supported on drainage grounds.

Having discussed this with senior colleagues it is not considered that this can be overcome under the current application and the application will therefore be recommended for refusal.

Should you client wish to pursue this further there is the right of appeal. Alternatively, the application can be withdrawn and pre-application advice sort from the LLFA.

[Flood Risk Management: Pre-application advice - West Sussex County Council](#)

I appreciate that this will be disappointing, to allow time for you to discuss this with your client and for the application to be determined in time I would like to request an extension of time 7th August. Please confirm if this is acceptable.

Kind Regards

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