

From: Stuart Malcolm
Sent: 08 April 2025 15:32:11 UTC+01:00
To: "Matt de Bruxelles - SDP" <mdb@sdpdevelopers.com>
Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm
Pookbourne Lane Hassocks BN6 9HD

Hi Matt

Sorry for the delay. I had hoped to have been in a position to address the two applications but I have not yet had drainage comments back and am not able to confirm exactly when I will have them. So I will address, and approve, what I can as follows:

DM/25/0382

Condition 5 – Details, as submitted in the Biodiversity Enhancement Strategy Revision 1 (received 21/3/25) which includes the programme of works, approved.
Condition 7 – Details, as submitted in the revised CMP Rev A (received 13/3/25), approved.
Condition 8 – Details approved
Condition 9 – Details, as submitted in the Biodiversity Enhancement Strategy Revision 1 (received 21/3/25) which includes the programme of works, approved.
Condition 10 – As per Archaeological consultant comments of the 14/2/25, only partial discharge recommended at this time. The consultant stated:

“The submitted Written Scheme of Investigation suitably outlines the methodology and archiving commitments of the required scheme of archaeological trenching. As a result, I am happy to recommend the partial discharge of Condition 10, to allow the archaeological trenching work to take place. The remainder of Condition 10 should not be discharged until the completion of the archaeological work, any required mitigation, and the submission and approval of a report detailing the results of the same.”

A formal decision letter referencing all the approved conditions will be issued when condition 10 can also be cleared.

DM/25/0463

Awaiting drainage comments. I will update you when I am in a position to.

Kind regards

Stuart

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 08 April 2025 13:10
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne
LaneHassocksBN6 9HD

Hi Stuart

Not sure if you are away – but I could really do with hearing from you on this please – so we know where we stand on each condition.

Kind regards

Matt

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Sent: 01 April 2025 10:50

To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne
LaneHassocksBN6 9HD

Hi Stuart

Please can I get an update on our discharge of conditions applications DM/25/0382 and DM/25/0463 as it's been a while since I heard from you?

Kind regards

Matt

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Sent: 21 March 2025 08:21

To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne
LaneHassocksBN6 9HD

Hi Stuart

In respect of condition 9, mentioned in your email below, please find attached revised Ecology BES which now has a programme of works at Section 5 (pdf page 20) as requested.
The same programme is applicable to satisfy condition 5, as you mention.

Please confirm that these conditions are discharged.

I also note from the case file that you've had other responses which should mean that a few of the pre-commencement conditions can now be discharged.

Kind regards

Matt

SDP

Developers & Building Contractors

Buncton Barn, Buncton Lane, Bolney, Haywards Heath, West Sussex, RH17 5RE
m 07813 784833 t 01444 410487

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 05 March 2025 12:57
To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne LaneHassocksBN6 9HD

Dear Matt

I have had some correspondence with the highways officer and their advice remains the same that the CMP should include the S59 Agreement. Please note there was also another matter about contact details which needs to be included.

Regarding some of the other conditions, you may have noted the ecological consultant has come back and accepted the details for conditions 8 and 9 from a technical perspective. I cannot see however that a programme of works has been submitted to satisfy condition 9. As you may know, this condition was amended post committee, along with condition 5 (landscaping) to which my comments also relate, to include the submission of such a programme to give the LPA certainty about when these important enhancement measures would be carried out rather than having them linked to the polo pitch being brought into use. Please therefore provide a programme of works which will provide that certainty and which is needed to satisfy both conditions 5 and 9.

Thanks

Stuart

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 05 March 2025 10:31
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne LaneHassocksBN6 9HD

Hi Stuart

Do you have an update on this please?

Kind regards

Matt

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Sent: 28 February 2025 17:15

To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne Lane Hassocks BN6 9HD

Hi Matt

I have asked WSCC for their further comments on this

Kind regards

Stuart

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Sent: 28 February 2025 15:20

To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Subject: RE: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne Lane Hassocks BN6 9HD

Hi Stuart

Condition 7 does not call for a S59 agreement – so I can't see why this is being required now in order to satisfy this condition.

On the decision notice under Informatives there is an **advisory** about it but it is not a requirement, nor a planning condition.

Why is it suddenly mandatory and shouldn't that have been made clear in the decision notice that's what was intended?

Please respond as soon as possible.

Thanks

Matt

"7. No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered

to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;

- the anticipated number, frequency and types of vehicles used during construction;*
- the method of access and routing of vehicles during construction;*
- the parking of vehicles by site operatives and visitors;*
- the loading and unloading of plant, materials and waste;*
- the storage of plant and materials used in construction of the development;*
- the erection and maintenance of security hoarding;*
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);*
- details of public engagement both prior to and during construction works, including site contact details in case of complaints;*
- measures to control noise and vibration affecting nearby residents;*
- artificial illumination;*
- pollution incident control; and*
- dust control measures.*

Reason: In the interests of highway safety and the amenities of the area, to protect the amenity of local residents from noise and dust emissions during construction and to comply with Policies DP21, DP26 and DP29 of the Mid Sussex District Plan."

1. Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is **advised** to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is **advised** to contact the Highway Officer (01243 642105) in order to commence this process.

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Sent: 28 February 2025 15:02

To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Subject: FW: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne Lane Hassocks BN6 9HD

Matt

Please see the attached which needs to be addressed

Thanks

Stuart

From: planninghighways@westsussex.gov.uk <planninghighways@westsussex.gov.uk>

Sent: 27 February 2025 09:29

To: planninginfo <planninginfo@midsussex.gov.uk>

Cc: joy.dennis@westsussex.gov.uk

Subject: Response To Application Number DM/25/0382 at Naldretts Farm Pookbourne
LaneHassocksBN6 9HD

Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to SULocalDevelopment@westsussex.gov.uk but the responding officer can be contacted directly via email if there are any questions relating to this response.

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