

From: Pierre Lederer <pierre@whitehallhomes.co.uk>
Sent: 12 August 2026 18:17:17 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: Re: DM/24/1340 - EF/26/0195 - Former Police House
Attachments: Biodiversity_gain_plan East Court Rev1.pdf
Importance: High

Hi Rachel,

Please find attached Biodiversity Gain Plan.
You'll note at 4.7 'significant enhancements' have been selected as 'no'.
I look forward to hearing from you.

Regards,

Pierre Lederer
Managing Partner
Whitehall Homes LLP

t. 01342 314915

e. pierre@whitehallhomes.co.uk



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From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Date: Tuesday 11 August 2026 at 10:04
To: Pierre Lederer <pierre@whitehallhomes.co.uk>
Subject: RE: DM/24/1340 - EF/26/0195 - Former Police House

Hi Pierre,

Thank you for this email.

If the on-site enhancements are not significant, and as you have said they comprise a tree and parcel of grassland, then the BNG plan would need to be amended to state that this is the case.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Pierre Lederer <pierre@whitehallhomes.co.uk>
Sent: 04 August 2026 16:39
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Beth Howland-Smith <Beth.Howland-Smith@midsussex.gov.uk>; Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Douglas Drysdale <douglas@wasarchitects.co.uk>
Subject: Re: DM/24/1340 - EF/26/0195 - Former Police House
Importance: High

Dear Rachel,

Thank you for the ecology update.

Further to Douglas's email, our ecologist strongly proposes that he holds a productive discussion directly with the council's ecologist.

The query does not appear to have taken our submitted documents, including HMMP, into account.

If this is acceptable, could you provide us with your ecologist's contact?

Referring to the attached recommendation, it proposes that if the council does not consider the on-site enhancements to be significant, they can recommend discharge.

Whilst our enhancement proposal for this small brownfield site improves what is mostly existing compound hardstanding, the enhancements are relatively minimal (i.e 1x tree and small parcel of grassland).

Regards,

Pierre Lederer

Managing Partner
Whitehall Homes LLP

t. 01342 314915

e. pierre@whitehallhomes.co.uk



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From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Date: Tuesday 4 August 2026 at 09:38

To: Pierre Lederer <pierre@whitehallhomes.co.uk>

Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>, Beth Howland-Smith <Beth.Howland-Smith@midsussex.gov.uk>, Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>, Douglas Drysdale <douglas@wasarchitects.co.uk>

Subject: RE: DM/24/1340 - EF/26/0195 - Former Police House

Hi Pierre/Douglas,

Response To Application Number DM/25/1672 at Sussex Police Authority Police Station East Court College Lane

Please see attached the comments from the ecology consultant in relation to the biodiversity gain condition.

Please note it is not recommended that this condition be discharged and further information is being sought.

Please advise of your timescales to address this matter.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Pierre Lederer <pierre@whitehallhomes.co.uk>
Sent: 24 July 2026 16:26
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Tanya Leete <Tanya.Leete@midsussex.gov.uk>; Beth Howland-Smith <Beth.Howland-Smith@midsussex.gov.uk>; Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; Douglas Drysdale <douglas@wasarchitects.co.uk>
Subject: FW: DM/24/1340 - EF/26/0195 - Former Police House
Importance: High

Dear Rachel,

Please find attached hydraulic drainage calcs as requested by the drainage officer.

Apologies, I omitted to forward this on receipt Wednesday 22nd.

There are some further notes in the engineer's email below, which I believe are covered in the attached information.

Regards,

Pierre Lederer
Managing Partner
Whitehall Homes LLP

t. 01342 314915

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From: Andrew Bond <ABond@barterhill.co.uk>
Date: Wednesday 22 July 2026 at 16:53
To: Pierre Lederer <pierre@whitehallhomes.co.uk>
Subject: RE: DM/24/1340 - EF/26/0195 - Former Police House

Hi Pierre,

Please find attached the revised drainage layout and hydraulic calculations Rev A for the East Grinstead project.

To resolve the onsite flooding, the areas for Crate Systems A and B have been increased. An orifice plate has also been added to manhole EX-S11 to fully utilise Crate System B. Additionally, foul drainage manholes F02 and F03 have been relocated downstream to accommodate the larger footprint of Crate System A.

To alleviate upstream flooding, pipe 3.001 has been upsized to a 150mm diameter pipe.

The offsite discharge rate is now 54.6 l/s for the 1-in-100-year + 45% climate change event. This achieves a better result than the required 50% betterment against the original brownfield discharge rate of 175.5 l/s. Please note that the climate change allowance for the 1-in-30-year storm period has been adjusted from 45% to 35% in accordance with the Medway Management Catchment peak rainfall allowances.

All the above can be found in the attached drainage layout and hydraulic calculations Rev A.

Kind Regards,

Andrew Bond
Managing Director

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From: Pierre Lederer <pierre@whitehallhomes.co.uk>

Sent: 22 July 2026 11:11

To: Andrew Bond <ABond@barterhill.co.uk>

Subject: Re: DM/24/1340 - EF/26/0195 - Former Police House

[EXTERNAL] This email originated from outside the organization. Please be cautious with links and attachments.

Andrew,

Thank you for the update.

However, please confirm are you receiving the documents today?

This has been discussed for a number of weeks and you assured me receipt early this week. Enforcement action is imminent and I must receive the documents today.
Please ensure I receive the documents today at the absolute latest.

Regards,

Pierre Lederer
Managing Partner
Whitehall Homes LLP

t. 01342 314915

e. pierre@whitehallhomes.co.uk



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From: Andrew Bond <ABond@barterhill.co.uk>
Date: Wednesday 22 July 2026 at 09:28
To: Pierre Lederer <pierre@whitehallhomes.co.uk>
Subject: RE: DM/24/1340 - EF/26/0195 - Former Police House

Hi Pierre,

Firstly, my apologies for missing your call yesterday. I was tied up in meetings for most of the day and, unfortunately, I am in meetings for much of today as well.

As previously mentioned, this element of the work has had to be outsourced as Barter Hill Partnership no longer provides civil engineering services. As a result, I am not in complete control of the third-party engineer's programme.

Please be assured that I am chasing them on an hourly basis and will continue to do so until I receive the outstanding information.

In fairness to the engineer, they have had the additional challenge of picking up and reviewing another consultant's design, particularly given that we still do not have complete information regarding the existing outfall arrangement. This has inevitably made the review more complex than would normally be expected.

I appreciate your frustration and apologise for the delay. I will forward the documents to you immediately upon receipt.

Kind Regards,

Andrew Bond
Managing Director

E abond@barterhill.co.uk
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From: Pierre Lederer <pierre@whitehallhomes.co.uk>

Sent: 21 July 2026 13:43

To: Andrew Bond <ABond@barterhill.co.uk>

Subject: Re: DM/24/1340 - EF/26/0195 - Former Police House

Importance: High

[EXTERNAL] This email originated from outside the organization. Please be cautious with links and attachments.

Andrew,

Following yesterday's discussion, can I expect the documents before 5pm?

Regards,

Pierre Lederer
Managing Partner
Whitehall Homes LLP

t. 01342 314915

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From: Andrew Bond <ABond@barterhill.co.uk>
Date: Friday 17 July 2026 at 16:03
To: Pierre Lederer <pierre@whitehallhomes.co.uk>
Subject: Automatic reply: DM/24/1340 - EF/26/0195 - Former Police House

Thank you for your email.

I am currently on leave and will return on **Monday 20th July 2026**.

For anything urgent, please call the office on 01603300360.

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