

**From:** Debbie Marriage <debbie@djmtpl.co.uk>  
**Sent:** 15 July 2025 09:46:25 UTC+01:00  
**To:** "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>  
**Cc:** "Robin Gamble" <robin@ukhelix.com>  
**Subject:** Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Hi Katherine

Sorry for the multiple emails. Further to my email sent yesterday, I just wanted to clarify that the OWC will be applied for once permission is granted, and can be covered by an informative on the decision notice. My understanding has always been that an OWC is similar to a consent to carry out works to the public highway, or for that matter building regulations; it is a requirement prior to commencement, but not covered by the Town & Country Planning Acts so dealt with separately.

I would be grateful if you can confirm this is the case.

*kind regards*

*Debbie*

Debbie Marriage BSc (Hons) MA MRTPI  
**DJM Town Planning Ltd**  
Tel: 01273 597485 Mob: 07579 822550  
[djmtpl.co.uk](http://djmtpl.co.uk)

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

On 14/07/2025 07:05, Debbie Marriage wrote:

Dear Katherine

Further to your email of 10th, I have asked GTA if they have made the application for the OWC, and wait to hear. However, I note that the Flood and Drainage Team didn't ask that the OWC has been applied for in their email; they merely stated that one will be required. This we were aware of. GTA are also aware of this, and make reference to the OWC application in the FRA. See 1.2.

Therefore, I believe we have provided all the information requested by the Flood and Drainage Team.

*kind regards*

*Debbie*

Debbie Marriage BSc (Hons) MA MRTPI  
**DJM Town Planning Ltd**  
Tel: 01273 597485 Mob: 07579 822550

[djmt.co.uk](http://djmt.co.uk)

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

On 10/07/2025 10:50, Katherine Williams wrote:

Dear Debbie,

Thank you for the further information.

The Flood Risk and Drainage Team have requested confirmation if the Open Water Course Consent has been pursued as advised in their previous comments.

Kind regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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

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**From:** Debbie Marriage <[debbie@djmt.co.uk](mailto:debbie@djmt.co.uk)>  
**Sent:** 08 July 2025 17:49  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Robin Gamble <[robin@ukhelix.com](mailto:robin@ukhelix.com)>  
**Subject:** Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

Please find attached a Flood Risk and SUDS Assessment from GTA. The document has been updated in the light of the recent comments from the Flood Risk and Drainage Team, specifically drawing 13413/1105 P1, in Appendix D, showing the cross section of the ditch and proposed extension.

This, along with the supporting text, confirms that the extension will not cause a loss of capacity in the ditch.

*kind regards*

*Debbie*

Debbie Marriage BSc (Hons) MA MRTPI

**DJM Town Planning Ltd**

Tel: 01273 597485 Mob: 07579 822550

[djmtpl.co.uk](http://djmtpl.co.uk)

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

On 30/06/2025 17:48, Katherine Williams wrote:

Dear Debbie,

Thank you for your email and my apologies for the continued delay.

Please see the attached comments from the Flood Risk and Drainage Team who have received the letter from GTA Civils & Transport Ltd, and request further information.

The Flood Risk and Drainage Team have also subsequently confirmed that the additional information requested is not addressed in the current information provided with the application.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Debbie Marriage <[debbie@djmtpl.co.uk](mailto:debbie@djmtpl.co.uk)>  
**Sent:** 30 June 2025 13:42  
**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Robin Gamble <[robin@ukhelix.com](mailto:robin@ukhelix.com)>; Malcolm Avery (Cllr) <[malcolm.avery@midsussex.gov.uk](mailto:malcolm.avery@midsussex.gov.uk)>  
**Subject:** Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

We continue to have no response from you or your manager on the on-going problems with the Flood Risk and Drainage Team. I have alerted Cllr Avery to this issue, who is looking into it. Please can we have an update.

*kind regards*

*Debbie*

Debbie Marriage BSc (Hons) MA MRTPI  
**DJM Town Planning Ltd**  
Tel: 01273 597485 Mob: 07579 822550  
[djmtpl.co.uk](http://djmtpl.co.uk)

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

On 06/06/2025 18:07, Katherine Williams wrote:

Good Afternoon,

Thank you for your emails.

I have made my manager aware of the delay in drainage comments, however due to the number of applications received by the Council they are unable to get involved in individual cases. I am continuing to chase the outstanding comments and for a timescale for these comments.

I will be in touch when these have been received, my apologies for this continued delay.

Kind regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Development Management  
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01444 477214  
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**From:** Debbie Marriage <[debbie@djmtf.co.uk](mailto:debbie@djmtf.co.uk)>  
**Sent:** 28 May 2025 14:18  
**To:** Katherine Williams  
<[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Cc:** Robin Gamble <[robin@ukhelix.com](mailto:robin@ukhelix.com)>  
**Subject:** Re: DM/25/0096 - Unit 19 Bolney Grange  
Business Park, Bolney

Dear Katherine

Thank you for the information on BNG. Essentially, land owned by the application site owner are treated the same as land already on the national register. This has certainly given us food for thought.

Regarding the on-going situation with the drainage team, perhaps we could liaise directly with your line manager, to save you the hassle of Robin and I emailing you constantly?

*kind regards*

*Debbie*

Debbie Marriage BSc (Hons) MA MRTPI  
**DJM Town Planning**  
16 Fairdene, Southwick, BN42 4QN  
Tel: 01273 597485  
Mob: 07579 822550  
[djmtpl.co.uk](http://djmtpl.co.uk)

On 23/05/2025 17:30, Katherine Williams wrote:

Dear Debbie,

Thank you for your emails.

In terms of off-site BNG the Council's Policy Team has provided the following advice:

I would advise the agent to read the GOV.UK guidance as this sets out what needs to be done. As a start the following links should be helpful:

1. <https://www.gov.uk/guidance/legal-agreements-to-secure-your-biodiversity-net-gain>
2. <https://www.gov.uk/guidance/register-a-biodiversity-gain-site>

Any BNG outside the red line boundary is regarded as off-site BNG and will need to be secured with a s106 legal agreement or a conservation covenant for at least 30 years. The site will need to be registered on the national biodiversity gain sites register and there is a cost to this – there will need to be a legal agreement in place before the site can be registered. The site will need to be managed appropriately (there may be costs associated with this) as set out in the Habitat Management and Monitoring Plan

(this may incur a cost as ecological consultants may need to prepare this) in order to ensure a 10% BNG is delivered. The site will need to be monitored at set intervals to ensure the habitat management is working according to the Habitat Management and Monitoring Plan (it is usually monitored by an ecologist and so this may also incur a cost) and monitoring reports sent to the local authority (if there is a s106 legal agreement) or the responsible body (if there is a conservation covenant).

Mid Sussex District Council will charge monitoring fees and legal fees for the s106 legal agreement and for monitoring the BNG (e.g. reviewing the habitat monitoring reports). The fees are set out on the Council's BNG webpage: [Biodiversity Net Gain - Mid Sussex District Council](#).

However, it appears from the Planning, Design and Access Statement that the off-site BNG is outside of Mid Sussex District. It is near Findon, West Sussex and it is within Arun District. The applicant would need to enquire with Arun District Council if they would be willing to enter a s106 legal agreement and they may also charge fees and have certain requirements.

I don't know what the cost would be if a conservation covenant was progressed with a responsible body:  
<https://www.gov.uk/government/publications/conservation-covenant-agreements-designated-responsible-bodies/conservation-covenants-list-of-designated-responsible-bodies>

Note also that the biodiversity gain condition will need to be discharged prior to commencement and a biodiversity gain plan submitted to and approved by the Council. This will also need to set out the details of the off-site BNG.

<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

In terms of the outstanding drainage comments, as stated within my previous email I have made my manager aware of the extent of the delay and I will continue to chase the Flood Risk and Drainage Team for their comments and I will be in touch when these have been received.

My apologies for these continued delays.

Kind Regards

Katherine Williams BSc (Hons)  
MSc  
Senior Planning Officer  
Development Management  
Mid Sussex District Council  
01444 477214  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** Debbie Marriage  
[<debbie@djmtpl.co.uk>](mailto:debbie@djmtpl.co.uk)

**Sent:** 23 May 2025 14:53  
**To:** Katherine Williams  
<[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>; Robin Gamble  
<[robin@ukhelix.com](mailto:robin@ukhelix.com)>  
**Subject:** Re: DM/25/0096 - Unit 19  
Bolney Grange Business Park, Bolney

Dear Katherine

Further to our emails this week, we are still waiting to hear the outcome of your manager's discussions with the drainage team. I would be grateful for an update

*kind regards*

*Debbie*

Debbie Marriage BSc (Hons)  
MA MRTPI  
**DJM Town Planning**  
16 Fairdene, Southwick, BN42  
4QN  
Tel: 01273 597485  
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On 21/05/2025 08:56, Debbie Marriage wrote:

Dear Katherine

Further to your email yesterday, what response has your manager had from the Flood Drainage Team ? Surely your manager must have spoken to them by now ?

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI  
DJM Town Planning  
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Mob: 07579 822550  
Web: [djmtpl.co.uk](http://djmtpl.co.uk)



On 20/05/2025  
09:41, Katherine  
Williams wrote:

Good  
Morning,

Thank  
you for  
your  
emails  
and my  
apologies  
for the  
delay in  
my  
response  
.

Unfortun  
ately I  
have not  
yet  
received  
a  
response  
from the  
Flood  
Risk and  
Drainage  
Team on  
the latest  
informati  
on. I  
have  
escalated  
this to my  
manager

due to  
the  
continued  
delay in  
comment  
s.

In terms  
of off site  
BNG I  
am  
awaiting  
a  
response  
from the  
Planning  
Policy  
Team on  
this  
matter  
and I will  
respond  
once this  
has been  
received.

My  
apologies  
for the  
continued  
delay in  
the  
comment  
s from  
the  
consultee  
.

Kind  
Regards

Katherine  
Williams  
BSc  
(Hons)  
MSc  
Senior  
Planning  
Officer

Development  
Management  
Mid  
Sussex  
District  
Council  
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Sussex



---

**From:**  
Debbie  
Marriage  
[<debbie@  
djmtg.co.  
uk>](mailto:debbie@djmtg.co.uk)

**Sent:** 14  
May 2025  
11:11

**To:**  
Katherine  
Williams  
[<Katherin  
e.Williams](mailto:Katherine.Williams)

[@midsuss  
ex.gov.uk](mailto:@midsuss<br/>ex.gov.uk)>

; Robin  
Gamble  
<[robin@ukhelix.co](mailto:robin@ukhelix.co)  
m>

**Subject:**

Re:  
DM/25/00  
96 - Unit  
19 Bolney  
Grange  
Business  
Park,  
Bolney

Dear  
Katherine

We are  
now  
beyond  
the agreed  
9th May  
EoT and it  
has been  
OVER  
TWO  
MONTHS  
since we  
sent our  
response  
to the  
Drainage  
Teams  
comments  
(sent 7th  
March). I  
appreciate  
people are  
busy, but  
this is  
ridiculous.  
Please  
contact  
the  
Drainage  
Team and  
impress  
on them  
the

amount of  
time we  
have  
waited  
and that  
this now  
needs  
their  
attention  
as a  
priority.

In the  
meantime,  
we would  
appreciate  
advice  
from  
officers on  
the  
process  
for  
securing  
off-site  
units on  
land that  
is owned  
by the  
applicant.  
I have  
dealt with  
cases  
where the  
off-site  
units are  
purchased  
from a  
third party  
through a  
BNG  
broker, but  
this is  
different  
because  
Robin  
owns the  
off-site  
land. How  
do we  
navigate  
this  
without a  
broker?  
Does  
Robin  
need to

apply to  
have his  
land  
entered  
onto the  
national  
BNG site  
register?  
How does  
he go  
about  
this? Onc  
e  
registered,  
can the  
BNG land  
be  
secured  
with a  
conservati  
on  
covenant,  
rather  
than a  
s106?

The  
Ecology  
Officer  
has  
merely  
stated the  
standard  
BNG  
condition  
in their  
letter of  
19th  
March.  
Could Ms  
Broad  
please  
advise the  
process  
for setting  
up Robin's  
land for  
off-site  
units,  
please.

kind  
regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI  
DJM Town Planning  
Tel: 01273 597485  
Mob: 07579 822550  
Web: [djmtpl.co.uk](http://djmtpl.co.uk)



On  
17/04/20  
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10:02,  
Katherin  
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Williams  
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Debbie Marriage BSc (Hons) MA MRTPI  
DJM Town Planning  
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Mob: 07579 822550  
Web: [djmtpl.co.uk](http://djmtpl.co.uk)



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William S. BSc (Hons) MSc Senior Planning Officer  
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Please note the office will be closed from Thursday 27<sup>th</sup> March to T  
access to emails only.

Debbie Marriage BSc (Hons) MA MRTPI  
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Web: [djmtpl.co.uk](http://djmtpl.co.uk)



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