

Deborah Lynn

From: [REDACTED]
Sent: 21 August 2026 15:29
To: Deborah Lynn
Cc: [REDACTED]
Subject: RE: Planning application DM/26/0604 - Redgate Mill, Twineham Lane, Twineham
Attachments: PCA Redgate Mill, Haywards Heath HS RB01CAM01 Compressed heritage statement.pdf; 32745 Redgate Mill, RH17 5NP - BNG - RevA 060826.pdf; Layout Plan - updated.pdf

Dear Debbie,

Further to your correspondence and the matters raised following the consultation responses and site visit, we have now completed the additional professional work requested and would like to submit the further information in support of the application.

Please find attached:

- Updated Heritage Statement prepared by Pre-Construct Archaeology;
- Biodiversity Net Gain Assessment and associated statutory metric information; and
- Annotated pond filtration/pipework plan.

The original landscape proposals and drawings remain unchanged.

For clarity, I have responded below to the principal matters raised.

Biodiversity Net Gain

A full Biodiversity Net Gain Assessment has now been undertaken by the project ecologist, including assessment of the pre-development baseline and proposed post-development habitats.

Following receipt of the report, we have discussed the findings directly with our ecologist and explored whether there are further reasonable alterations that could materially improve the on-site metric position. We have been advised that there is nothing further that can reasonably be incorporated into the scheme that would alter the conclusions of the assessment.

The BNG assessment and associated statutory metric information are therefore being submitted as the final professional ecological assessment of the current proposals.

We recognise that the assessment identifies a residual biodiversity requirement in order to achieve the statutory 10% biodiversity gain objective. We understand that this will need to be addressed through the appropriate statutory Biodiversity Gain Plan process.

It is nevertheless important to recognise that biodiversity and habitat creation have been significant considerations within the landscape design. The proposals incorporate extensive soft landscaping, meadow/wildflower habitat, the substantial naturalistic pond, retention of established vegetation and additional wildlife enhancements.

Temporary hedgerow access

We would like to clarify an important point regarding the short section of existing native hedgerow removed to facilitate temporary construction access.

The original hedge was not discarded. It was carefully removed and retained specifically so that it can be reinstated in its original position once the temporary construction access is no longer required.

The intention has therefore always been to restore this section of the established landscape boundary following completion of the works.

Pond, filtration system, and adjoining watercourse

We would also like to clarify the filtration system and pipework observed during the site visit.

A pond of this scale requires an appropriately sized circulation and filtration system to maintain water quality.

The pipework forms part of the pond's own closed-loop circulation system. Water circulates from the pond through the filtration system and is then returned to the pond, creating a continuous circuit.

The pipe does **not** enter or connect to the adjoining stream/watercourse, and no water is siphoned or abstracted from the stream for the purpose of filling or operating the pond.

We have prepared an annotated plan showing the route of the pond circulation pipework and its relationship with the adjoining watercourse. We also hold video evidence from the installation which demonstrates the pipe route and would be happy to provide this if it would assist.

The pond has been designed as a substantial naturalistic landscape and ecological feature, incorporating aquatic and marginal habitat and forming part of the wider biodiversity-led landscape.

For completeness, the pond is also capable of recreational swimming. However, it is not a conventional chemically treated domestic swimming pool. Its design, construction and character remain those of a naturalistic pond integrated into the wider landscape and ecological proposals.

Pavilion

The pavilion is an ancillary structure associated with the use and management of the landscape and pond.

Its functions include providing shelter and storage and accommodating equipment associated with the pond filtration system. It is not intended to provide separate residential accommodation.

The structure has been designed to sit within the wider landscape and we respectfully ask that it is considered in the context of the substantial surrounding soft landscape, retained vegetation and ecological character of the proposals rather than in isolation.

We would be willing to discuss an appropriately worded planning condition restricting its use to purposes ancillary to Redgate Mill should the Council consider this necessary.

Heritage

In direct response to the concerns raised by the Conservation Officer, a substantially more detailed independent Heritage Statement has now been prepared by Pre-Construct Archaeology.

The assessment considers the significance and setting of the relevant heritage assets and specifically assesses the effects of the proposals upon them.

In relation to Slipe and its former barns, the assessment considers the historical agricultural relationship but also identifies the extent to which that relationship has subsequently been altered and weakened.

It identifies the lack of intervisibility between the application site and relevant assets, together with the screening provided by mature vegetation and intervening development.

The professional assessment concludes that any resulting less-than-substantial harm is very minor and at the lowest end of that spectrum, with similarly limited or negligible effects identified in relation to the other heritage assets assessed.

We consider that the updated Heritage Statement now provides the detailed independent assessment requested following the earlier consultation response.

Landscape character

We appreciate the concerns previously expressed regarding the potential domestication of the former agricultural land. However, we respectfully ask that the proposals are considered as a whole.

The overwhelming character of the scheme remains green and soft-landscaped.

The proposals retain the established mature landscape structure wherever possible and incorporate extensive planting, meadow/wildflower areas, the naturalistic pond, retained mature trees and hedgerows and additional wildlife habitat.

The temporarily removed section of hedgerow will be reinstated in its original position.

The paths are deliberately informal in character, and the landscape has been designed to retain a strong relationship with its rural surroundings rather than creating the appearance of a conventional suburban garden.

The grass recreation area is similarly intended as an informal area of mown grass for domestic recreation. It does not involve floodlighting, spectator infrastructure, fencing or hard sports surfacing and remains a grassed element within the wider soft landscape.

Existing solar installation

Regarding the existing solar array and associated equipment, these installations were already present at Redgate Mill when our client purchased the property and do not form part of the landscape Design works undertaken by ourselves.

We therefore do not hold information regarding their original installation date or planning history.

Our client has confirmed that the existing solar installation is non-operational and intends to remove it.

Existing shepherd's hut

For completeness, the shepherd's hut was also already present at the property when our client purchased Redgate Mill.

It was not designed or installed by us and does not form part of the current landscape proposals or works undertaken by us.

Moving the application forward

We hope that the additional professional information and clarification now provided enables the Council and its consultees to reconsider the outstanding matters.

We have sought to respond constructively to the concerns raised and have commissioned specialist heritage and ecological assessments specifically to ensure that the effects of the proposals are properly understood and evidenced.

We would very much like to continue working constructively with you to resolve any remaining matters.

If there are specific minor amendments or proportionate planning conditions that the Council considers necessary to make the development acceptable, we would welcome the opportunity to discuss these before a recommendation is made.

Please could you confirm receipt of the additional information and let us know if anything further is required at this stage.

Kind regards,

Scott Taylor (Dip GD / Inst GD)
Director



Scott Taylor Garden Design Ltd.

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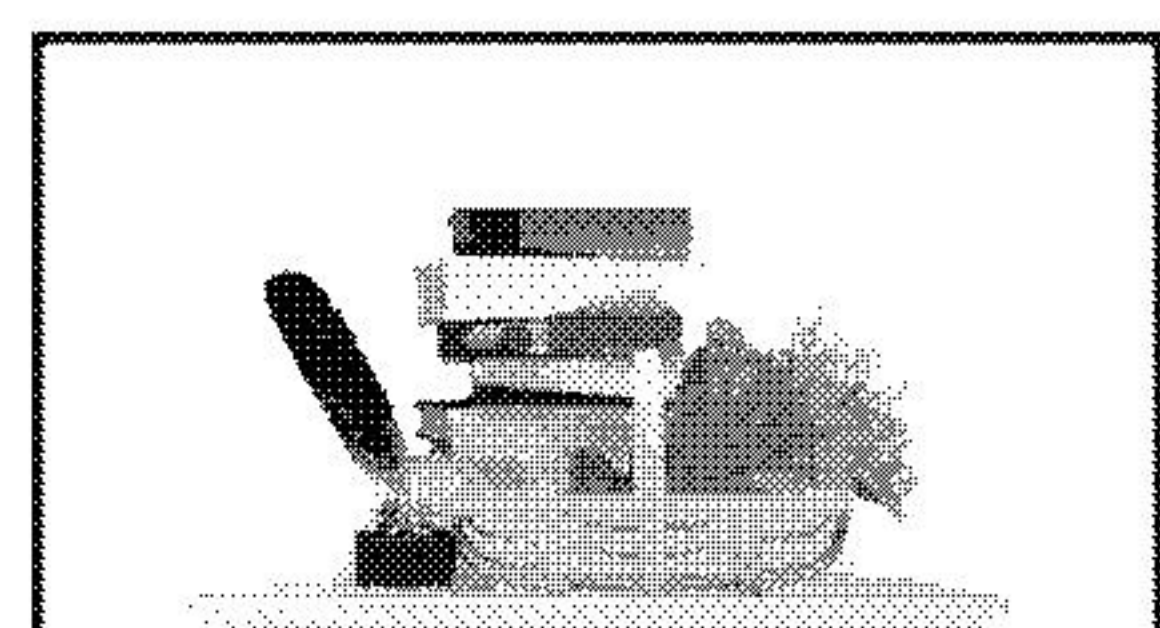
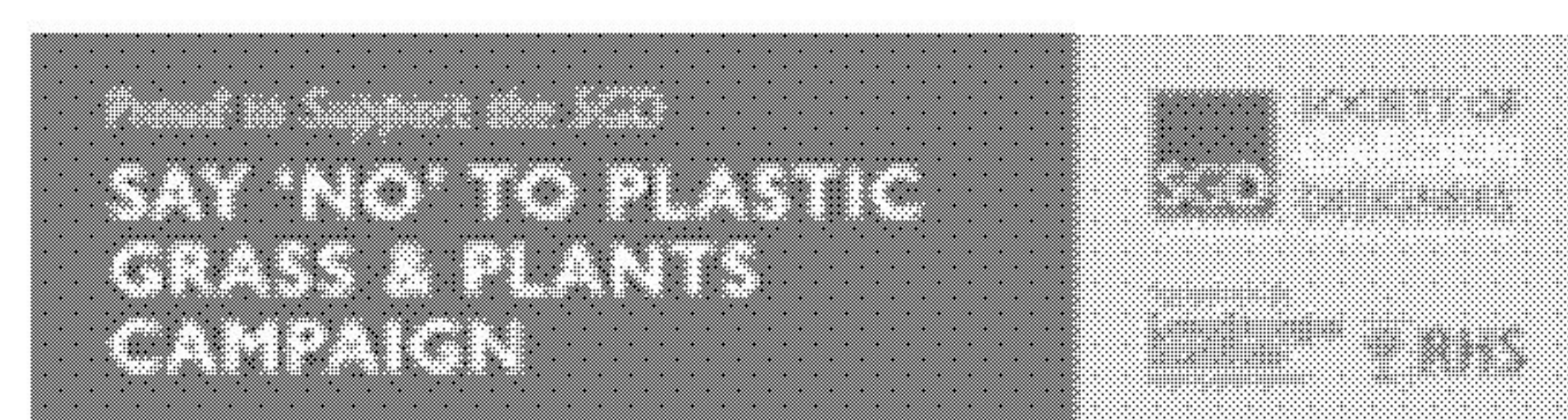
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 07 July 2026 16:42

Subject: RE: Planning application DM/26/0604 - Redgate Mill, Wineham Lane, Wineham

Dear Scott

Many thanks for your e-mail advising of your intentions to provide the additional information and documents requested - I am happy to await their submission.

With regards to the solar panels, Mr Walker has kindly advised in the attached e-mail that the solar panels were installed around 2020.

I have recently been introduced to Google Earth and its historical imagery option and note that the solar panels were not present on the site in 2022. As such, it is likely that planning permission would be required for the solar array and associated storage and therefore I would recommend that these are included within the current application with further plans and elevations provided in this respect.

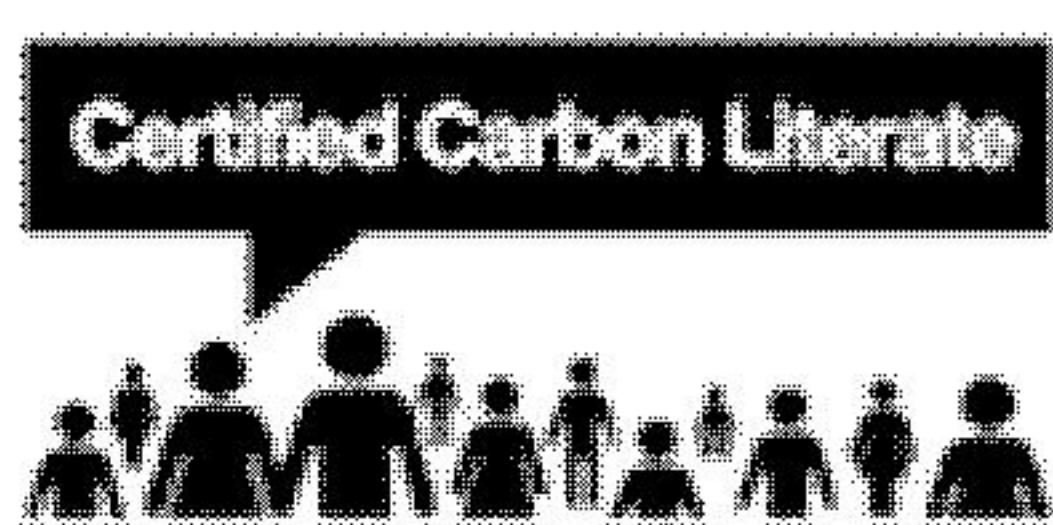
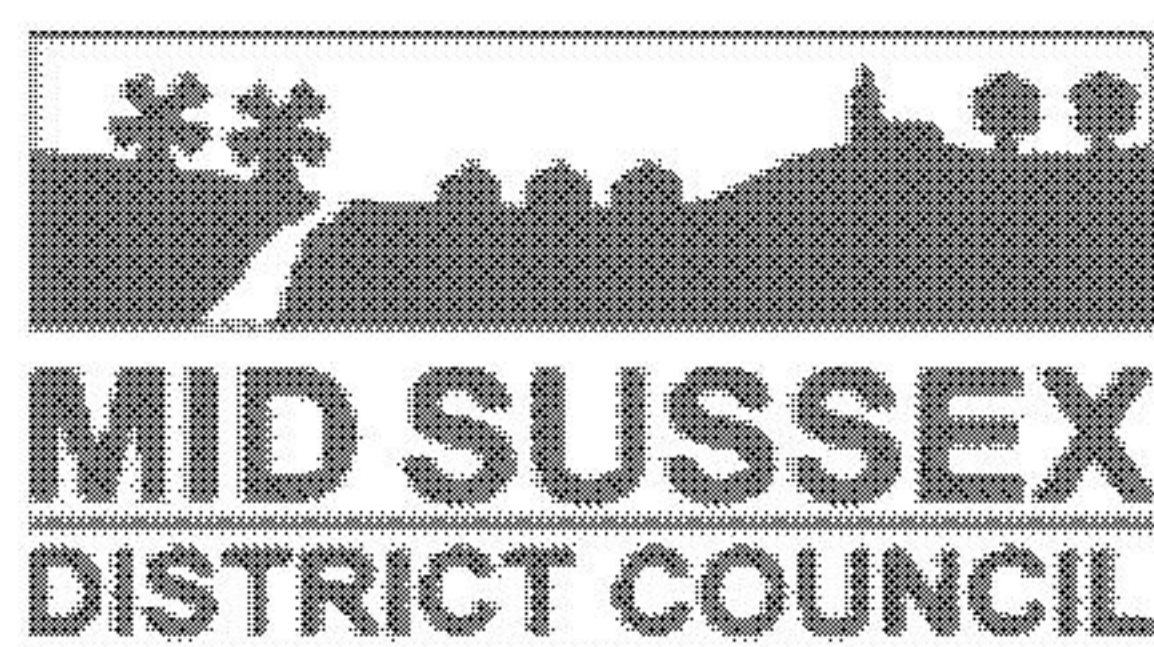
I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

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From: Scott Taylor <scott@stgdesign.co.uk>

Sent: 29 June 2026 15:16

To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Cc: STG Design <info@stgdesign.co.uk>

Subject: RE: Planning application DM/26/0604 - Redgate Mill, Wineham Lane, Wineham

Dear Deborah,

Thank you for your email and for taking the time to visit the site and provide such detailed feedback on the application. We appreciate the comments received from yourself, the Council's Ecologist and the Conservation Officer.

We have reviewed the matters raised and will now prepare a coordinated response addressing each point in full, together with any updated plans and supporting documentation where necessary.

In particular, we note the comments relating to biodiversity, heritage, the wildlife pond and associated filtration system, the solar array, the pavilion building and the other matters identified within your email. We will ensure these are fully reviewed and responded to as part of a single submission, rather than providing information in stages.

Regarding the Tree Report, we will review the points you have raised, including the image reference and any plan annotations, and provide any necessary amendments where appropriate.

I would be grateful if you could allow us a short period to compile the required information and supporting documents to ensure our response is complete and addresses all the matters raised.

Thank you again for your assistance, and I look forward to submitting our full response shortly.

Kind regards,

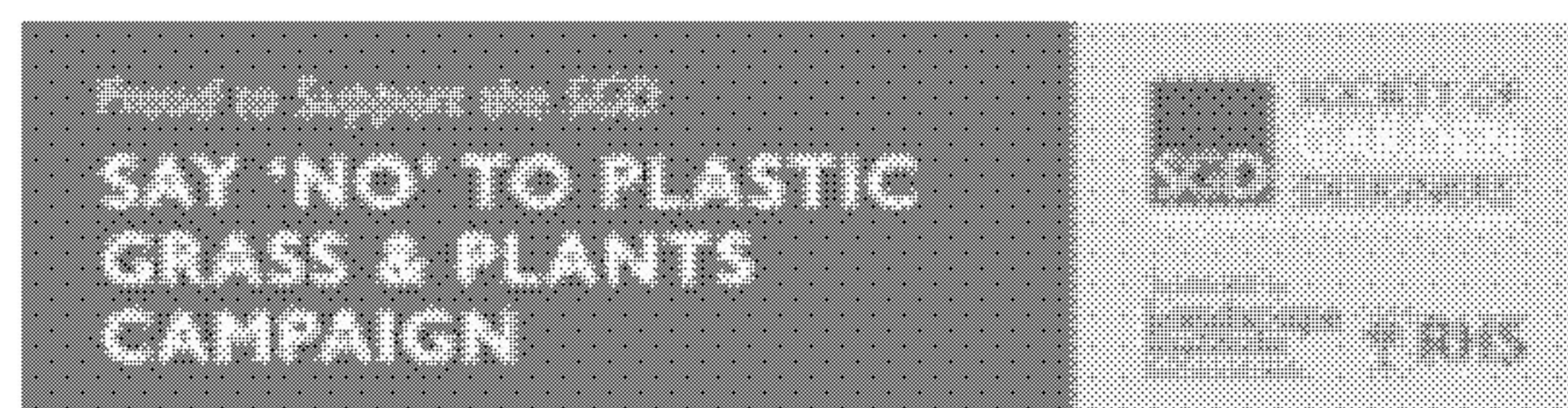
Scott Taylor

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Registered Address: 26 Station Road West, Oxted, Surrey, RH8 9EP

From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 24 June 2026 12:51

Subject: Planning application DM/26/0604 - Redgate Mill, Wineham Lane, Wineham

Dear Mr Taylor

I hope this e-mail finds you well.

I write with regards to the above application pending consideration with the local planning authority.

Firstly, please accept my sincere apologies for the delay in writing to you which is due to other pressures of work.

Please be advised that I am not yet in a position to make a recommendation regarding the proposal as further information is required to be provided in line with national and local validation requirements.

I attach comments from the Council's Ecologist, Place Services, for your information. They advise that a Statutory Biodiversity Metric and habitat map are required to establish the pre-development baseline for the site. As a section of hedging has been removed from the southeastern boundary of the site to facilitate the development, I consider that the hedging should be included in the metric and shown on the habitat map as this would have been in place prior to any works taking place. Further guidance in respect of Biodiversity Net Gain can be found on the Council's website at the following link: <https://www.midsussex.gov.uk/planning-building/biodiversity-net-gain/>.

I also attach comments from the Council's Conservation Officer, Emily Wade, for your information. She has raised an objection that the proposal is considered to cause less than substantial harm to the setting of the adjoining listed buildings and has requested that an updated, detailed Heritage Statement is provided, in line with local validation requirements: <https://www.midsussex.gov.uk/media/lehlx4uu/validation-criteria-for-planning-applications-including-technical-details-consent.pdf>. Emily also raises other queries in her comments which are set out below.

Solar panel array

Plans show that an array of solar panels has been installed within the field together with an electrical shed. Planning records do not show that permission has been sought for the panels and therefore I would be grateful if you could

provide further details in this respect and confirm when the array and shed were installed. Planning permission may be required for this element, in which case the solar array should be included in the application.

Wildlife pond

On our site visit, we noticed that the pond is served by a large filtration system as shown in photos below:



In addition, the filtration system appears to connect to the adjoining stream to the north, via a large black pipe that runs parallel to the edge of the field and trees. The use of a large filtration system seems unusual considering the intended use of the pond as a wildlife pond. Please can you provide further details in this respect and clarify why the filter has been installed together with the large pipe. Is water being siphoned from the stream to fill the pond? Is your client intending to use the pond for swimming?

The filtration system and associated pipework should be included on proposed plans and supporting documentation. In particular, the Tree Report and Protection Plan should be updated to include these. The pipe currently crosses behind the tree protection fencing as shown on the Protection Plan thereby rendering the plan void. In addition, I note that Image 14 on page 33 of the Tree Report shows a photo of a different site.

Pavilion building

Emily has also raised concerns regarding the scale, form and design of the proposed pavilion building and has queried the intended use of the building which is significant in size. Is this proposed to be used as a pool house? Further clarification in this respect would be appreciated.

Putting green and shepherds hut

Reference is also made to the putting green and shepherds hut that have been installed at the property, adjacent to the garage. My informal opinion is that provided that the green and hut fall within the domestic curtilage of the dwellinghouse and the hut is used for incidental purposes to the dwellinghouse (and not as living accommodation) then this element of the proposal may benefit from permitted development rights. I would recommend submitting an application for a lawful development certificate in this respect.

In view of the above, I would be grateful if further information could be provided and submitted plans and documentation updated to reflect additional works carried out on site.

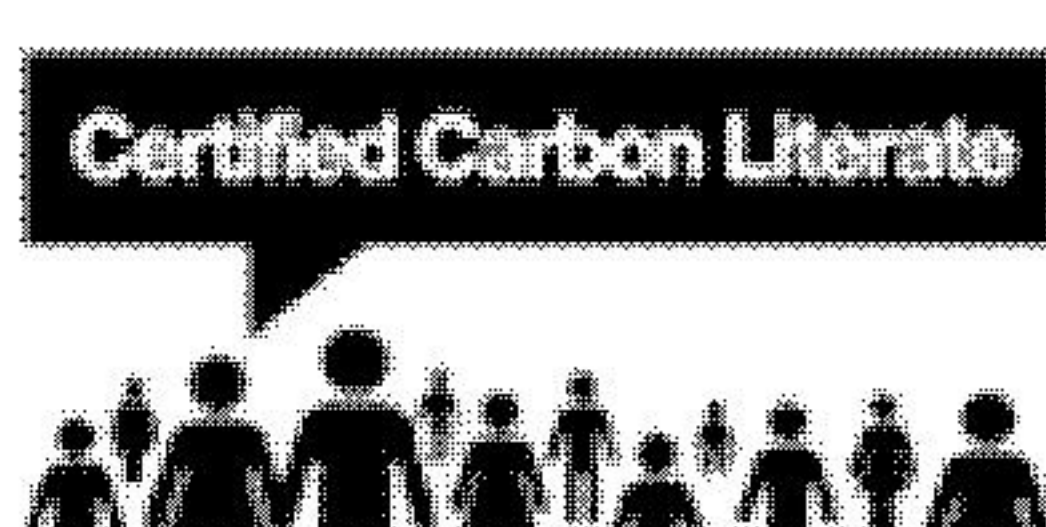
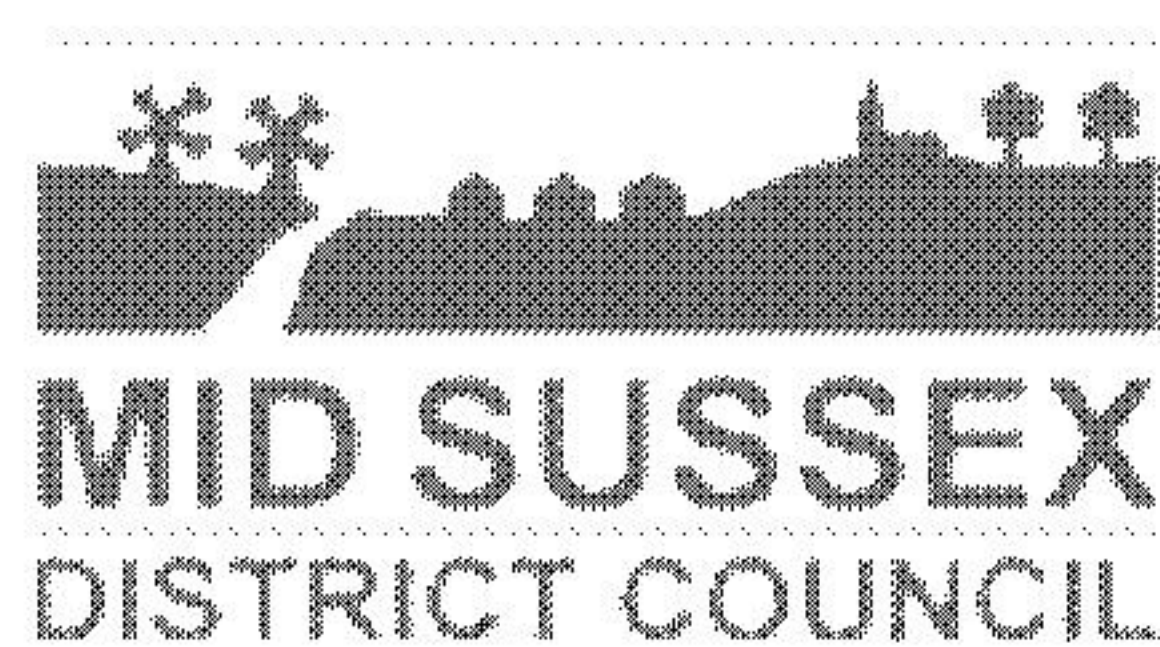
I hope that the above is of assistance, but please get back to me should you have any queries.

Kind regards

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