

Adam Gailitis

From: Nick Billington
Sent: 02 June 2025 16:10
To: Joanne Fisher
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath
Attachments: Land North of Colwell Farm BNG Assessment & HMMP (June 2025).pdf

Hi Joanne,

The project ecologist has reviewed the comments. The discrepancy was down to an error in the report – apologies for this. This has now been corrected in the attached.

Thanks for trying. I'm still working to get you an uncorrupted LVIA.

Look forward to meeting tomorrow.

Regards,
Nick

Nick Billington

MRTPI

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E nbillington@slrconsulting.com

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 02 June 2025 15:45
To: Nick Billington <nbillington@slrconsulting.com>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Nick,

Thank you for your email.

I have dragged the pdf onto my desktop and the error still comes up and I am unable to open this fully.

Noted about the meeting tomorrow. I will see you on Teams at 3:30pm.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 02 June 2025 10:47
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Joanne,

Thank you for your email and sorry the LVIA is still not opening. One suggestion which often catches me out – have you tried opening it from your desktop, rather than from a folder structure? Sometimes I find if the file path length is too long this can prevent documents opening.

I will have another look in any case with the consultant as well to figure out what the problem may be.

Regards the ecology comments, I'm pleased to see that in the main they have been resolved. I'll revert in due course in respect of the response to the final outstanding comments once our ecologist has reviewed.

In respect of tomorrow's meeting, I'm still keen to have a meeting. The Highways matter I am confident can be resolved based on our verbal discussions with the HA and the landscape matter now in essence seems to come down to a difference in professional view (you'll have hopefully been able to open the letter) – the attachment I'm trying to provide is only to send reformatted viewpoints. I'm keen to still meet to understand your direction of travel with the application on the principle of development, and hopefully progressing towards a committee.

Hope that's ok.

Kind Regards,
Nick

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

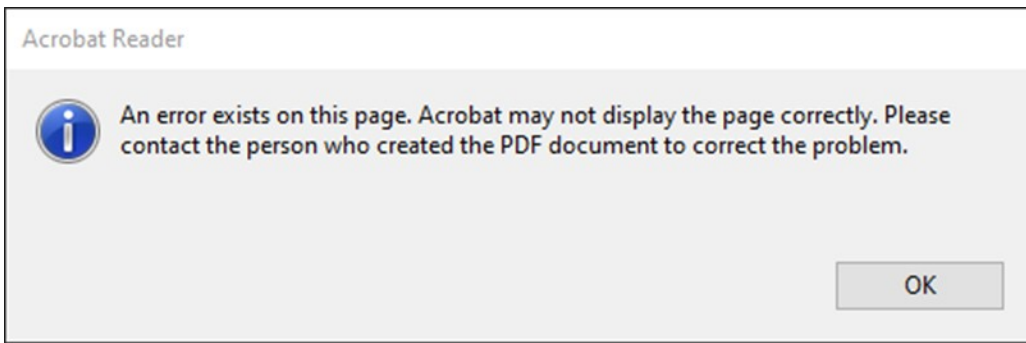
Sent: 02 June 2025 10:18

To: Nick Billington <nbillington@slrconsulting.com>

Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Nick,

Unfortunately re-sending the LVIA as a pdf, the same error message (below) comes up and I am still unable to open the document. It appears that it is corrupt somewhere in the production or saving of it? Could you look into the matter?



I have attached the comments which I received Friday late afternoon from the Council's Ecology Consultant. In this they are requesting further information on mandatory Biodiversity Net Gain as they are still not satisfied that appropriate information has been provided prior to determination. This is because of the reason set out below:

- The BNG Assessment and HMMP (Ecosupport, April 2025) states that there will be a net loss of -12.07% in habitat units, but the submitted Statutory Biodiversity Metric Rev 03 (April 2025) indicates a gain in habitat units of 0.72%. (Please note that the gain of 441.54% in hedgerow units is the same in the two documents).

Finally, I note that we have a meeting scheduled for tomorrow afternoon to discuss the application. However, in light of the pending highways information which needs to be consulted on; you wishing to send the correct version of the LVIA for the Council's Landscape Consultant to re-consider their comments as well as the further information requested by the Council's Ecology Consultant, I am wondering whether a meeting at this point will be premature? I would suggest that this is rescheduled for once the information has been submitted and after the consultation date for this?

I look forward to hearing from you in respect of the above.

Kind regards

Joanne

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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 30 May 2025 16:55
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Joanne,

Just wanted to check you got my below email given size of attachment (15mb). Let me know if not.

Regards,
Nick

Nick Billington

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From: Nick Billington <nbillington@slrconsulting.com>

Sent: 30 May 2025 16:08

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Joanne,

I've attached it to this email in case it was the program used to transfer it as it opens my end. It is quite big (15mb) so please confirm receipt and that it opens.

Regards,
Nick

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

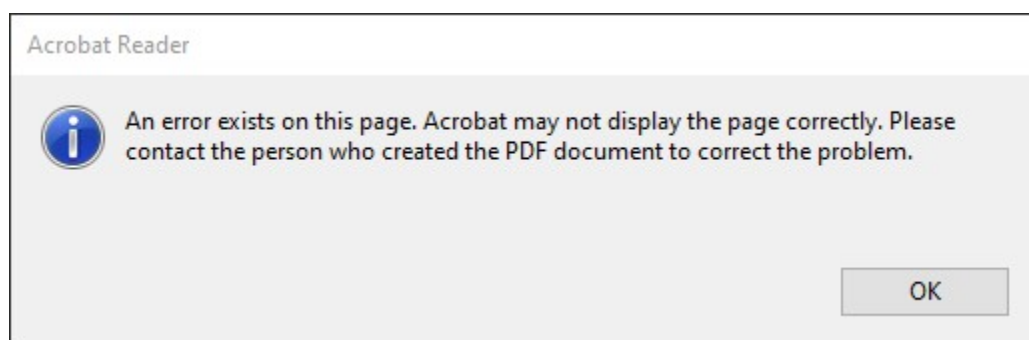
Sent: 30 May 2025 16:02

To: Nick Billington <nbillington@slrconsulting.com>

Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Nick,

I am unable to open the file sent in the WeTransfer link as once downloaded it comes up with the following message:



Please can this be looked into and resent.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI

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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 29 May 2025 17:00
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Dear Joanne,

Thank you for your email and clarification on the consultee comments.

Firstly, on highways, we had a positive meeting last Friday with WSCC HA and have verbally agreed an approach. An updated note and plans addressing the highways comments is due to be submitted this coming Monday to WSCC HA and we will copy you in. The response principally will confirm additional measures around Snowdrop Lane to warn of the potential for pedestrians in the road which has been discussed and verbally agreed in principle with WSCC HA. It will also include some updated vis splay drawings to show how suitable visibility can be achieved based on higher vehicle speeds to provide a more conservative approach. It will also confirm that we'd be able to agree to submit a TRO to the HA to be secured via the s106.

Secondly, on landscape, please find attached a letter to respond to the landscape comments, and link below to the LVIA (no changes to previous version) but which hopefully now has the correctly formatted viewpoints – we aren't sure what happened as the version sent before was fine our end but maybe they were corrupted on route. If you could confirm safe receipt please.

<https://we.tl/t-3QXSh1SF7w>

Hopefully that's a helpful update. Excepting highways, are you expecting any further information from us?

Kind Regards,
Nick

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 29 May 2025 16:41

To: Nick Billington <nbillington@slrconsulting.com>

Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Dear Nick,

Although a full consultation response was done and so many consultation responses in respect of the re-consultation are outstanding such as the Council's Conservation Officer, as the re-consultation was specifically in relation to highways, landscapes and ecology these are the key ones that are needed,. I would refer to the comments of other consultees provided with the initial consultation.

As you are aware I am still awaiting the Council Ecology consultants' comments. I will chase for their response on this.

I note last week you advised that you were to have a meeting with highways to discuss their comments and that further information is to be provided. Are you able to update me on, what is to be provided and when this will be provided as it may need a formal re-consultation.

I trust this assists.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI

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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 22 May 2025 15:42
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Joanne,

Thanks for your email.

We have a meeting with WSCC Highways tomorrow so I hope to be able to provide an update shortly after that in terms of when we'll be able to provide a formal response to fully address their comments.

We've seen the landscape comments and are just considering before we decide whether a further response is needed. Let me know if you have a strong view on this or not (or could be something we discuss when we meet).

Are you able to confirm which other consultees, beyond ecology, you are waiting for?

Regards,
Nick

Nick Billington

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 22 May 2025 11:46
To: Nick Billington <nbillington@slrconsulting.com>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Nick,

I refer to your email of Monday concerning the above application.

Thank you for the update in respect of the highways. I look forward to receiving the update from you so that I can consider this in consultation with the Highways Authority.

Following receipt of the updated information and the re-consultation, I am still awaiting on a number of consultation responses especially from the Council's Ecology Consultant. The Council's Landscape Consultant provided additional comments on the 14th May and they are still raising concerns to the proposal in respect of the impacts of the development on the local character.

I trust this assists.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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joanne.fisher@midsussex.gov.uk
www.midsussex.gov.uk

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

From: Nick Billington <nbillington@slrconsulting.com>
Sent: 19 May 2025 17:39
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Joanne,

Just a quick update in respect of the highways comments. We're confident we can address these final couple of comments, but to ensure we address them fully our highways consultant are looking to have a brief meeting with WSCC highways officer, hopefully in the next week or so. Just wanted to keep you in the loop. I will provide a further update once that meeting has been held.

Is there anything else you need further information on? Our there any consultee responses you are still awaiting?

Kind Regards,
Nick

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 09 May 2025 16:06
To: Nick Billington <nbillington@slrconsulting.com>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Nick,

I have sent you a teams invite for Tuesday 3rd June.

Kind regards

Joanne

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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 09 May 2025 10:20
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Hi Joanne,

Thanks for your email and sorry for the slight delay in replying.

I've passed the highways comments onto the highways consultant and hope to confirm response soon. Looks like we are moving in the right direction though.

Thanks for the full 90 Lewes road badger rep which we are also reviewing (and note re the sensitivity of the rep given it identifies badger locations).

In terms of meeting, thanks for sending these across. My client and I can both do the 2nd or 3rd June if they work for you?

Kind Regards,
Nick

Nick Billington

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 07 May 2025 11:56

To: Nick Billington <nbillington@slrconsulting.com>

Subject: DM/25/0445 - Land At Colwell Farm Lewes Road Haywards Heath

Dear Nick,

I refer to the above application currently under consideration.

Please find attached the updated consultation response from the Highways Authority following the updated transport note. In this they are requesting further information in respect of the TRO and supporting scheme of measures required. I have also for your information attached their response in relation to a local resident and their transport submission. These have both been uploaded to the online register.

In respect of your email of the 25th April, you queried the Officer view on the NHS and Police and Crime Commissioner requested contributions. As set out in the Councils Development and Infrastructure SPD, contributions to the NHS and Police are required due to the scale of the development. It is considered that these contributions meet the tests for planning obligations and are required for the development. Full details of the Council's SPD and the Health and Police S106 calculators can be viewed at the following link:

<https://www.midsussex.gov.uk/planning-building/supplementary-and-other-planning-documents/> .

I have also attached the requested representation letter from 90 Lewes Road regarding Badger territories. Please note that this is not for public information which is why it has been redacted. This has however been passed onto the Council's Ecologist for their consideration as part of the re-consultation process.

I note that you are requesting a meeting to discuss the application and suggesting pencilling in a meeting for the week of the 26th May following the ending of the re-consultation period. I am unable to do that week, however, I am currently available the following dates to have a virtual meeting:

Monday 2nd June - 2pm
Tuesday 3rd June – 3:30pm
Wednesday 11th June – 11am

Please let me know which date would be best and I will send you the joining invite.

Kind regards

Joanne

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Working together for a Better Mid Sussex.



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