

Adam Gailitis

From: Nick Billington
Sent: 08 July 2025 16:27
To: Joanne Fisher
Cc: Laura Black
Subject: RE: Land at Colwell Farm - DM/25/0445
Attachments: Land at North Colwell Farm EclA, July 2025.pdf

Hi Joanne,

Please see attached the updated EclA to reflect the results of the GCN surveys. The updated sections are on the first page to aid review.

If you could please confirm safe receipt that would be appreciated.

Please note I am due to be away from the office on leave on the following upcoming dates:

- Thursday 17th and Friday 18th July
- The week starting Monday 28th July, returning 4th August.

Kind Regards,
Nick

Nick Billington

MRTPI

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From: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Sent: 02 July 2025 17:07
To: Nick Billington <nbillington@slrconsulting.com>
Cc: Laura Black <lblack@slrconsulting.com>
Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Nick and Laura,

Nature Space who provides comments to the Council in respect of great crested newts are finalising their comments. They have looked through the original Ecological report which recommends undertaking another eDNA survey. Can I check in whether this was undertaken this year before the survey season closed and have you got the report following this further survey? The outcome of this survey will determine the direction needed in regard to great crested newts.

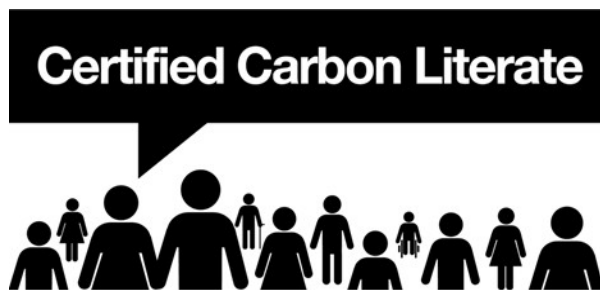
I look forward to hearing from you regarding this.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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Tel: 01444 477330
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- SAVE A TREE Only print this email if absolutely necessary.

From: Nick Billington <nbillington@slrconsulting.com>
Sent: 02 July 2025 08:39
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Cc: Laura Black <lblack@slrconsulting.com>
Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Joanne,

Thank you for the update. We'll keep an eye on the portal.

Thanks for the confirmation regards any further consultation with the council ecologist. For your benefit regards the Dormice comments raised by a 3rd party, I would just for now point to paragraph 4.7.4 of the EcIA report which confirms that the project ecologist has assumed dormice presence across the whole site (including the boundary raised by the neighbour) given the confirmed presence within the western tree line and the connectivity across the site.

I am away from my desk from today for the rest of the week so if there is anything urgent can you please copy my colleague Laura in.

Kind Regards,
Nick

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

Sent: 01 July 2025 16:25

To: Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Nick,

I can confirm receipt of your email of the 24th June concerning the response to the Tree Officer comments.

I was not intending on re-consulting the Council's Ecology Consultant in respect of the representation concerning Dormice.

I am still awaiting the comments from the Highways Authority in respect of the re-consultation on the Highways Note. I will also be receiving comments from NatureSpace concerning Great Crested Newts which will be provided this week. Once these have been received, they will be uploaded onto the online register.

You may wish to review the latest representations from 90 Lewes Road concerning Great Crested Newts and

hedgerows. These are currently being redacted and will hopefully be available to view later this week.

I trust this assists.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 30 June 2025 18:03
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Joanne,

Please could you confirm receipt and also confirm if you are expecting any further responses to consultee comments.

Regards,
Nick

Nick Billington

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From: Nick Billington <nbillington@slrconsulting.com>

Sent: 24 June 2025 08:56

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

Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Joanne,

Please see attached short response to the tree officer's comments.

Were you expecting us to respond to the Dormice comments? Has the ecology officer yet responded on these (no response visible on the public file).

Regards,

Nick

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From: Nick Billington <nbillington@slrconsulting.com>

Sent: 17 June 2025 16:26

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

Subject: RE: Land at Colwell Farm - DM/25/0445

Thanks Joanne,

I can now see that rep on the file – not sure why it wasn't there before – and have passed onto our ecologist for their review.

Thanks for providing some dates for a meeting – is the 14th July ok? I will send a calendar invite shortly.

You asked earlier about the highways plans. I thought it may be useful to provide a single pack of the latest plans – none of these are new plans i.e. they have all been submitted before, albeit appended to notes in some cases, but hopefully provide clarity on the latest plans. In summary each plan shows as follows:

- ITL19597-GA-004H – Latest site access arrangement with increased visibility splays (WSCC request) following different speed data.
- ITL19597-GA-011B – Crossing across Haywards Heath Road (by Birch Close), revised to include additional visibility splays following comments from third party local resident.
- ITL19597-GA-018 – Potential improvement works along Haywards Heath Road to existing layby to encourage pedestrian movement.
- ITL19597-GA-021A – Potential improvement works along Snowdrop Lane to increase awareness and improve safety for pedestrians.

I will leave it up to you whether you feel the need to upload them separately to your public file.

Regards,

Nick

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

Sent: 13 June 2025 16:56

To: Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Nick,

Thank you for your email.

The letter on the dormouse is from 90 Lewes Road on the 11th June. Below is the screenshot showing the location of the webcam. It is not fully accurate, but it appears when comparing against the submitted Ecological Impact Assessment that this is in a different location of your surveys. She states that it is 30 metres from the proposed access road.

Figure 2: Location of webcam (marked by red dot)



I would suggest a team's meeting on the following dates/times:

Friday 11th July – 10am OR 2pm;

Monday 14th July – 3pm.

Let me know which would be most convenient and I will send you the joining link.

I note what you are saying in respect of the EoT. However, I was only providing a longer time to allow for any potential committee rather than requesting any further timescales. We can always discuss this next month.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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Tel: 01444 477330
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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 13 June 2025 15:24
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Joanne,

No problem, and sorry for the slight delay in my further reply.

The plans appended to the highways note are the latest and supersede previous versions, albeit plan ITL19597-GA-018 remains extant from the March version – i.e. remains current. I've asked, for clarity, if a pack of highways plans, separate from the note, can be provided.

I am keeping an eye on the file. I note only one recent neighbour letter from no 96 which notes dormice. Is this the comment you refer? It doesn't I don't believe reference a location on site.

In respect of an EoT, happy to agree to one, but bearing in mind the closure of the consultation period is 2nd July, can we initially agree an EoT until the Friday 18th July please which allows for any stragglers after the closure and for you to collect your thoughts and come to a view. We'd want to understand your position by then before considering a further EoT to potentially allow the application to go to a planning committee. Hopefully you understand.

In that context if we could please also pencil in a meeting maybe for the week of the 7th or 14th July that would be appreciated.

Kind Regards,
Nick

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

Sent: 12 June 2025 08:47

To: Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Nick,

Thank you for your email.

I can confirm receipt of the Transport Note which seeks to address the Highway Authority consultation response. I have sent this over to the Service Support Team to be re-advertised and re-consulted on. The consultation period for this ends on the 2nd July.

The submitted Transport Note includes a number of plans within the document. Please can you confirm whether these are to form part of the consideration and list of plans for the application and whether the previous layby plan of the 28th March (drwg ITL19597-GA-018) and the Highways Plan of the 23rd March (drwg ITYL19597-GA-018) are still part of consideration or should now be superseded.

Please note that I am awaiting the Council's Ecology Consultants further comments following the updated BNG Assessment and HMMP which you sent earlier this month due to a discrepancy in the report which was corrected. This was sent to them on the 3rd June requesting their further comments.

I am sure that you are keeping an eye on the online file, but there is a recent representation on hazel dormice received 11th July identifying a location not covered in the PEA. I however note the comments within the PEA and

that of the Council's Ecologist (of the 21st March) concerning Hazel Dormice and a licence being required before commencement of any works.

In light of the above re-consultation, I would request a further extension of time until the 29th August to allow full and fair consideration of the application and the additional information provided.

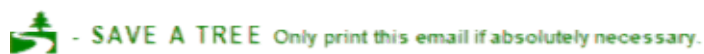
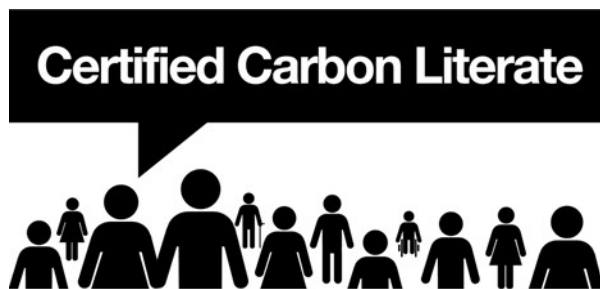
I look forward to hearing from you in respect of this.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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From: Nick Billington <nbillington@slrconsulting.com>
Sent: 09 June 2025 13:46
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Subject: FW: Land at Colwell Farm - DM/25/0445

Dear Joanne,

Please see attached the formal response, with associated plans, to the WSCC HA comments. Appreciate you will need to formally reconsult still, but as you'll see from the below, WSCC have already confirmed the note is acceptable.

As set out in the note, whilst a 30mph speed limit on the A272 at the site access is not necessary to make the development acceptable, we are nonetheless willing to agree an obligation which requires submission of a TRO to achieve this recognising the wider public benefit this would bring for future and current residents of the area. We would not expect the ability to deliver the development to be linked to the success or otherwise of the TRO.

Hope that helps but any queries, let me know. I believe the submission of this information now means you have all responses you are expecting – if this isn't the case can you let me know please. Otherwise, if you could confirm safe receipt as well as the commencement date and forecast close date for re-consultation that would be much appreciated.

Kind Regards,

Nick

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From: Alison Meeus <alison.meeus@westsussex.gov.uk>

Sent: 09 June 2025 10:52

To: Ben Chadwick <ben.chadwick@i-transport.co.uk>

Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>; Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

You don't often get email from alison.meeus@westsussex.gov.uk. [Learn why this is important](#)

Dear Ben,

Many thanks for sending this over and I have read the technical note and am satisfied these covers everything we discussed and agreed.

Kind regards

Alison

From: Ben Chadwick <ben.chadwick@i-transport.co.uk>

Sent: 02 June 2025 17:38

To: Alison Meeus <alison.meeus@westsussex.gov.uk>

Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>; Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

****EXTERNAL****

Hi Alison,

I hope you enjoyed your week off.

Thank you for meeting with me and Nick on Friday 23 May and your email advice below.

Find attached short note and drawings we have prepared in response to WSCC latest consultation comments. Before we submit this formally through Mid Sussex DC, can you please review and provide any further comments you may have?

We hope this meets your expectations following our meeting, but happy to discuss.

Kind Regards,
Ben



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Associate
for i-Transport LLP

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From: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Sent: 23 May 2025 14:46
To: Alison Meeus <alison.meeus@westsussex.gov.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Alison,

Many thanks for getting back to us so quickly on this.

We will look into horizontal deflection calming options to advise our client, but noted we will hold off producing a drawing at this stage, as this is not needed for the S106.

Kind Regards,
Ben

Ben Chadwick
Associate
for i-Transport LLP



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From: Alison Meeus <alison.meeus@westsussex.gov.uk>
Sent: 23 May 2025 12:14
To: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

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Hi Ben,

I have spoken to Ian and he has said that horizontal deflections are likely to be signing, lining and visual narrowing's, so in terms of examples you would really just need to look at local examples where the speed changes from a 40 to a 30 such as the approach to Lindfield village.

However, in relation to the S106 we would not require a scheme for submission unless the TRO is approved, so no plans are required at this stage. There will just need to be a clause in the s106 to submit and implement a scheme of the TRO is approved.

Kind regards
Alison

From: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Sent: 21 May 2025 14:35
To: Alison Meeus <alison.meeus@westsussex.gov.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

****EXTERNAL****

Hi Alison,

Thank you for getting back to me, I think we have missed the opportunity to meet today, I should be back in the office by about 11am on Friday, so will send an invite for between 11:15 and 12 for this Friday 23rd if that is ok, it would be good to catch up before any one is on leave in the following half term week.

Kind regards
Ben



Ben Chadwick
Associate
for i-Transport LLP

E: ben.chadwick@i-transport.co.uk

W: www.i-transport.co.uk

London Office: 33 Queen Street, London, EC4R 1AP

T: 020 4531 3360 **M:** 075 1932 8917



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From: Alison Meeus <alison.meeus@westsussex.gov.uk>

Sent: 21 May 2025 14:03

To: Ben Chadwick <ben.chadwick@i-transport.co.uk>

Subject: RE: Land at Colwell Farm - DM/25/0445

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Hi Ben – sorry I have only just got back in the office I am free at 2.30 today – or this Friday morning till 12pm?
Failing that I'm around Monday 2nd June or Thursday 5th June

Kind regards
Alison

From: Ben Chadwick <ben.chadwick@i-transport.co.uk>

Sent: 19 May 2025 16:46

To: Alison Meeus <alison.meeus@westsussex.gov.uk>

Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>

Subject: Land at Colwell Farm - DM/25/0445

****EXTERNAL****

Hi Alison,

I hope you are well.

We have been passed on the two attached WSCC consultation responses relating to the above planning application.

We are in the process of drafting a response to WSCC highways, before we submit, it would be really helpful to have a quick discussion with you on Teams to go through our draft response, to include:

- Snowdrop Lane.
- TRO Scheme of Supporting Works.
- Revised visibility splays at proposed site access (within response to local resident).
- Pedestrian crossing by Birch Close.

Does any of the following dates/times work for you this week or next?

- Wednesday 21st 2.30pm onwards.
- Thursday 22nd 3.30pm onwards.
- Friday 23rd 3.00pm onwards.
- Tuesday 27th 11am onwards.
- Wednesday 28th anytime.

We can send you a Teams invitation.

Thanks

Kind regards
Ben



Ben Chadwick
Associate
for i-Transport LLP

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