

From: Jonny Pickup <jonny.pickup@tcps.org.uk>
Sent: 17 January 2025 08:41:09 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>; "Christopher Dawkins" <chris_dawkins@icloud.com>
Cc: "Jaimie Blomqvist" <jaimie@kronadesign.co.uk>; "MSDC Regulatory Services" <mpc@midsussex.gov.uk>
Subject: DM/24/2505 - 50 Hurst Road, Hassocks
Attachments: TCPS 1129A - Arboricultural Impact Assessment Report.pdf, TCPS 1129A - Flood Risk Assessment and Drainage Strategy.pdf, TCPS 1129A - Preliminary Ecological Appraisal.pdf, TCPS 1129A - Heritage Statement.pdf

Hi Anna

Further to our recent correspondence, I am pleased to attach the four outstanding reports requested. This will enable the application to be revalidated for determination. I have listed these below, together with a brief summary.

- **Arboricultural Impact Assessment Report:** No harmful impact upon any trees, with five Category C trees (two individual trees and one ground) being relocated on the site. This matter is acceptable subject to standard conditions.
- **Flood Risk Assessment and Drainage Strategy:** The scheme would not result in increased flood risk elsewhere subject to standard mitigation measures as listed by the report. For the avoidance of doubt, the tennis court surface would be porous asphalt and would therefore comprise a permeable surface. This matter is acceptable subject to standard conditions.
- **Preliminary Ecological Appraisal:** There would be no harmful impact upon protected ecological species. Standard ecological mitigation and enhancement measures are recommended, which can be controlled via condition.
- **Heritage Statement:** This matter is acceptable subject to standard conditions.

In your absence, I have copied in the Council's central planning email so that these documents can be added to the case file and the application re-validated today.

I understand that these were the only outstanding matters and that there were no material planning concerns with the application when you assessed it previously. However, please contact me if you have any queries.

Kind regards

Jonny Parker Pickup MRICS

Managing Director
Town & Country Planning Solutions

M: 07791032707

E: jonny.pickup@tcps.org.uk

W: <https://tcps.org.uk/>



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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 02 January 2025 11:06

To: Jonny Pickup <jonny.pickup@tcps.org.uk>; Christopher Dawkins <chris_dawkins@icloud.com>

Cc: Jaimie Blomqvist <jaimie@kronadesign.co.uk>

Subject: RE: DM/24/2505 - 50 Hurst Road, Hassocks

Dear Jonny
Happy New Year.

Thank you for your email. I can confirm that the application details have been updated to amend the Agent details, as you have requested. From now on I intend to correspond only with you on this matter, as Mr Dawkins Agent.

Whilst I appreciate that the site lies within Flood Zone 1, the Flood Risk Assessment has been requested **as part of the site falls within a 1 in 1000 year Surface Water Flood Risk Area**. Please see the link to the MSDC Validation Criteria for Planning Applications, [Validation criteria for planning applications \(Including Technical Details Consent\)](#), pages 11-12, which explain that a FRA is required where any part of the site is in an area at risk of surface water or ground water flooding.

Until the requested reports and supporting information have been provided the application remains Invalid and will not proceed to be determined.

For your information I shall be on a short period of Leave from the end of 10th January, returning on 21st January 2025.

If you wish to discuss the additional submissions during that time you can contact the Service Support Team on 01444 477019.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

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

From: Jonny Pickup <jonny.pickup@tcps.org.uk>
Sent: 30 December 2024 10:03
To: Christopher Dawkins <chris_dawkins@icloud.com>; Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Jaimie Blomqvist <jaimie@kronadesign.co.uk>
Subject: RE: DM/24/2504 and DM/24/2505 50 Hurst Road, Hassocks

You don't often get email from jonny.pickup@tcps.org.uk. [Learn why this is important](#)

Hi Anna

Further to Chris' email, please could you update the system with myself as agent. My details are below for the case file.

Regarding the request flood risk assessment and drainage strategy, the site is entirely within Flood Zone 1 (as is the surrounding vicinity) and the site is at very low or low risk of all other types of flooding. Therefore, as a householder application this request really does feel disproportionate and unreasonable. As Chris kindly asks, please could you review this request internally and revert?

We look forward to working with you to bring this to a positive conclusion in the new year.

Kind regards

Jonny Parker Pickup MRICS

Managing Director
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From: Christopher Dawkins <chris_dawkins@icloud.com>

Sent: 29 December 2024 16:01

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: Jaimie Blomqvist <jaimie@kronadesign.co.uk>; Jonny Pickup <jonny.pickup@tcps.org.uk>

Subject: Re: DM/24/2504 and DM/24/2505 50 Hurst Road, Hassocks

Hi Anna,

I hope you are well and had a lovely festive period. By way of an update:

- We have worked with the arboreal team at Broad Oak and will be sending over amended schematics, ensuring all tree concerns are alleviated. We will send this over to you shortly
- We have had an ecology survey, but are awaiting the results before sending it over. Having spoken to Carly, she had no major concerns

- We have paid for an HER report and are awaiting the results before sending it over. Having spoken to Rebecca, she had no major concerns
- I have nominated Jonny from TCPS as acting agent. I hope this will be positive for yourself given his wealth of experience dealing with these kinds of issues.

Things to clarify going forward:

- When would you like to come and look at the physical dimensions of the court?
- Given the quotes are currently running in to the low four figures, it would be great to understand if the flood survey is absolutely essential as it is the most costly survey by a distance.

Regards

Chris

On 9 Dec 2024, at 08:00, Christopher Dawkins
<chris_dawkins@icloud.com> wrote:

Hi Anna,

I hope you are well.

Just checking up on the below. We have had all three surveys and are waiting to hear back from them.

In the meantime I've also marked out the court, so when would be good for you to come back and have a look?

Regards

Chris

On 29 Nov 2024, at 08:00, Christopher Dawkins <chris_dawkins@icloud.com> wrote:

Hi Anna,

I hope you had a nice week.

Just to confirm, we now have the Tree, Eco and Heritage surveys booked in.

If you could confirm if you are happy with these three, that would be appreciated? The markings are all in the correct positions too.

Regards

Chris Dawkins

On 26 Nov 2024, at 12:15, Christopher Dawkins
<chris_dawkins@icloud.com> wrote:

Hi Anna,

Thanks for the note, we will get actioned.

Regarding flood risks, were you able to ascertain as to whether we need a survey?

We have the ecology survey booked in next week, we are liaising with the tree survey team and the heritage survey.

Given the quotes are currently running in to the low four figures, it would be great to understand if the flood survey is absolutely essential as it is the most costly survey by a distance.

Look forward to hearing from you!

Regards

Chris Dawkins

On 26 Nov 2024, at 09:08, Anna Tidey
<anna.tidey@midsussex.gov.uk> wrote:

Dear Jaimie

Thank you for your email.

As the proposed extensions to the house and the proposed tennis court affect two areas of the site, and relate to two different planning applications (references DM/24/2504 and DM/24/2505), I would expect two reports relating to each part. This will also assist when logging each to the separate applications.

Thank you

Anna

Submit your planning application online.

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

From: Jaimie Blomqvist
<jaimie@kronadesign.co.uk>
Sent: 26 November 2024 05:49
To: Anna Tidey <anna.tidey@midsussex.gov.uk>;
Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Cc: 'Christopher Dawkins'
<chris_dawkins@icloud.com>; 'Rebecca Hawkes-
Reynolds' <rebecca@whaleback.co.uk>
Subject: 50 Hurst Road, Hassocks

Morning Anna & Hamish. Regarding the two applications you are dealing with at the above we had a questions from our consultant regarding the HER. See below.

Could you please advise?

Hi Jaimie,

Thank you for your email. Does this mean they have agreed that a single HER can be used for both applications? But they still require two separate reports? Or both can be combined under one report?

Thank you and best wishes,

Regards
Jaimie Blomqvist

<image001.png>

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