

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 15 April 2025 16:41:15 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Katerine,

Condition 1 is a compliance condition and has been included to ensure that actions in line with the submitted ecological documents will be implemented in full.

Nevertheless, I have no objection if the applicant will like to have this condition removed and have this documents listed in the CEMP instead. As a result, please see the amended proposed condition wording for Condition 3:

3. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Preliminary Ecological Appraisal (Mott Macdonald, October 2024). The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended)

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH
t: 03330 320980 | m: 07740901139
e: hamish.jackson@essex.gov.uk / PlaceServicesEcology@essex.gov.uk

w: www.placeservices.co.uk



From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 15 April 2025 16:29
To: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Subject: FW: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

CAUTION: This is an external email.

Hi Hamish,

I have received the attached response from the agent for the above application, requesting amendments to a proposed condition and the removal of another suggested condition within Gen's attached comments.

Could you let me know if these would be acceptable in terms of Ecology?

Kind Regards

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



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

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 14 April 2025 10:49
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Katherine,

Hope you had a nice weekend.

There was just one condition we wanted to clarify with the County Ecologist before we accept the list of pre-commencement conditions. Please see a letter attached.

Aside from the matter discussed in the attached letter, I can confirm we are happy with your draft list of conditions and that the decision can be issued this week.

Many thanks,

Sophie

Sophie Hulton-Harrop

Town Planner

D +442076510617

sophie.hulton-harrop@mottmac.com

Mott MacDonald Restricted

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 08 April 2025 15:54

To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>

Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Sophie,

Thank you for your email.

The Council does not provide a draft list of all the conditions as final determination of the application is down to management. Pre-commencement conditions are only provided due to the requirement for agreement from yourselves.

Can you confirm if the list of pre-commencement conditions are acceptable?

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

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Mott MacDonald Restricted

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 08 April 2025 10:17
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Katherine,

Many thanks for sending over the list of pre-commencement conditions.

As we have now received comments from all consultees, would it be possible to see a full list of conditions?

Many thanks,

Sophie

Sophie Hulton-Harrop

Town Planner

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sophie.hulton-harrop@mottmac.com

Mott MacDonald Restricted

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 07 April 2025 10:22
To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Dear Sophie,

Thank you for your email.

Please see the below proposed pre-commencement conditions, please let me know if these are acceptable.

- The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 – 2031.

- *Prior to commencement of the approved works a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.*

The CEMP (Biodiversity) shall include the following.

- Risk assessment of potentially damaging construction activities.
- Identification of “biodiversity protection zones”.
- *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- The location and timing of sensitive works to avoid harm to biodiversity features.
- *The times during construction when specialist ecologists need to be present on site to oversee works.*
- Responsible persons and lines of communication.
- *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- Use of protective fences, exclusion barriers and warning signs.
- *Containment, control and removal of any Invasive non-native species present on site*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- No development shall commence unless and until the following information has been submitted to and approved by the Local Planning Authority.
 - Details of curtain wall glazing, roof level balustrade, retaining walls with stone cladding, screen and fencing to the plant area, downpipes with boxing, spandrel panels, metal doors with louvers above, pergolas, canopies and external railings.
 - 1:50 scale plans, elevations and sections of the entrance zone to the building
 - 1:20 sections and front elevations of the typical features, shown in context, including windows and doors

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

- The development hereby permitted shall not commence unless and until full details of both hard and soft landscaping, to include details of proposed replacement trees and boundary treatments, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan.

- The development hereby permitted shall not commence unless and until samples and details of materials and finishes to be used for external walls and roofs of the proposed building with a have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with policy DP26 of the Mid Sussex District Plan.

Kind Regards

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



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Mott MacDonald Restricted

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 04 April 2025 14:51
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Katherine,

Thanks for sending across our comments to the Tree Officer, great to see she has come back again already confirming.

As we are no longer awaiting any consultee comments, would it be possible for us to review a draft list of planning conditions, please?

Please let me know if there is anything else you require from me in order to determine the planning application.

Kind regards,

Sophie

Sophie Hulton-Harrop

Town Planner

D +442076510617

sophie.hulton-harrop@mottmac.com

Mott MacDonald Restricted

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 31 March 2025 17:09

To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>

Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Sophie,

Thank you for your email.

I have received the attached comments from the Flood Risk and Drainage Team this afternoon, and there are now no further outstanding consultee comments.

Kind Regards

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



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Mott MacDonald Restricted

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 31 March 2025 09:46
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Hi Katherine,

I will follow up with our landscape consultant and be in touch soon.

Could you please confirm which consultee responses we are still awaiting?

From the Neighbour Notification List on the planning register, it looks like Flood Risk and Drainage are the only outstanding consultee, although we have received Southern Water's in addition to the list.

Many thanks,

Sophie

Sophie Hulton-Harrop

Town Planner

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Mott MacDonald Restricted

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 28 March 2025 15:03
To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Subject: FW: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Dear Sophie,

Please see the below comments from the Council's Tree Officer, who requires an alteration to proposed Landscaping Plan.

Kind Regards

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



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From: Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Sent: 28 March 2025 13:28
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0396 Queen Victoria Hospital Holtye Road, RH19 3DZ

Dear Katherine,

I have reviewed the Arboricultural Report for this application.

Whilst I note the loss of 10 trees, some of which are category B trees, which would be a constraint to development under normal circumstances, I am aware that this is the only suitable location for this proposal. Therefore, I do not object provided that the trees are replaced with suitable, native species.

I reviewed the Landscaping Plan for this proposal and would prefer to see native trees to replace those lost to facilitate the development. Please could you request that trees are replaced with native species, and could we have details of the replacement species?

This should adequately mitigate the loss of the category B trees.

Many thanks.

Emma

Emma Rivett
Assistant Tree Officer-Development Management
www.midsussex.gov.uk

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