

From: Jonathan Parker Pickup <jonathan.pickup@tcps.org.uk>
Sent: 30 September 2026 09:34:29 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: RE: DM/26/1741 - Land At St James Road East Grinstead West Sussex

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Dear Katherine

Further to your email, please find revised floor plans and elevations attached for the semi-detached units. Comments below.

- These are now a pair of 3 bedroom 4 person units, with one double and two single bedrooms. The double bedroom exceeds the space standards and the single bedrooms are above the space standards for single bedrooms and fall short of the space standards for double bedrooms.
- A family bathroom is now provided on the first floor which makes more sense.
- The provision of 5no. 3 bedroom units remains in line with the neighbourhood plan housing mix policy.

Therefore, I trust that the above / attached addresses the below issue.

For the S106 please could we commence works on this ASAP. Please let me know what else you require from us.

Further, please could you provide a full list of pre-commencement conditions (which I trust are just those listed in the consultee comments but please confirm) as we will try and address these while the S106 is being completed so that development can commence without any pre-commencement conditions.

I look forward to hearing from you and to working with you towards a positive conclusion.

Kind regards

Jonathan Parker Pickup MRICS

Managing Director
Town & Country Planning Solutions

M: 07791032707

E: jonathan.pickup@tcps.org.uk

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



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

Sent: 23 September 2026 17:14

To: Jonathan Parker Pickup <jonathan.pickup@tcps.org.uk>

Subject: DM/26/1741 - Land At St James Road East Grinstead West Sussex

Dear Jonathan,

Thank you for emails and my apologies for the delay in my response and correspondence on this application.

With regards to the proposal, I have concerns regarding the floor plans of the semi-detached pair. One of the first floor rooms are labelled as a 'home office', however the floorspace of the rooms meets the double bedroom of the National Space Standards. The LPA is unable to control the use of this room and given its size will be considered to be a bedroom. Each of the semi-detached dwellings are therefore considered to be 3-bed 6 person units. However, the floor space of each unit does not meet the National Space Standards for a dwelling of this size over three storeys and this will need to be addressed.

The site is also located within the 7km of Ashdown Forest, where any applications for residential development will need to mitigate the potential impacts of the development to ensure the effects of any increase in visitors to Ashdown Forest are addressed. This mitigation takes the form of financial contributions which are secured by a S.106.

[Protecting Ashdown Forest - Mid Sussex District Council](#)

Once the outstanding issue has been addressed the Council's Legal Department will be engaged to begin the legal agreement process.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Jonathan Parker Pickup <jonathan.pickup@tcps.org.uk>
Sent: 15 September 2026 06:59
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: Re: Acknowledgement Letter for Application No DM/26/1741 - Land At St James Road East Grinstead West Sussex

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Dear Katherine

Please could you kindly come back to me on the below as I am conscious that the decision date is coming up?

Kind Regards

Jonathan Parker Pickup MRICS
Managing Director
Town & Country Planning Solutions
07791032707

From: Jonathan Parker Pickup
Sent: Thursday, 10 September 2026 17:19:35
To: katherine.williams@midsussex.gov.uk <katherine.williams@midsussex.gov.uk>
Subject: RE: Acknowledgement Letter for Application No DM/26/1741 - Land At St James Road East Grinstead West Sussex

Dear Katherine

I am writing with regard to the above planning application for which I am the agent. I note that there have been no consultee objections other than the Town Council.

The Town Council raises concerns about lack of car parking and would like to see one dwelling removed to create off-street car parking. However, any parking spaces gained on site would be lost on street. I am happy to provide a response confirming this, but in my view this isn't needed.

I was wondering whether you have managed to undertake your initial assessment yet?

Kind regards

Jonathan Parker Pickup MRICS
Managing Director
Town & Country Planning Solutions

M: 07791032707
E: jonathan.pickup@tcps.org.uk
W: <https://tcps.org.uk/>

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 22 July 2026 09:46

To: Jonathan Parker Pickup <jonathan.pickup@tcps.org.uk>

Subject: Acknowledgement Letter for Application No DM/26/1741 - Land At St James Road East Grinstead West Sussex

Please find attached the acknowledgement letter for application reference DM/26/1741. This is sent from an unmonitored address. Please do not respond to this email.

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

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