

From: Anna Tidey
Sent: 01 May 2026 14:36:39 UTC+01:00
To: "Hamish Jackson - Senior Ecological Consultant"
<hamish.jackson@essex.gov.uk>
Subject: FW: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill
Attachments: 6791E_Hilgay Cottage Burgess Hill_Biodiversity_Gain_Plan.pdf

Good afternoon Hamish

I received the email below from the Agent, dated 27.04.2026, requesting clarification regarding the requirement to provide a 'post-development habitat plan'?

Please can you advise me further, so I can confirm to the Agent what this entails and why this is required.

Thank you

Regards

Anna

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

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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

From: Saskia Lower <slower@eceplanning.com>
Sent: 27 April 2026 16:37
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Sam Watling <sam@remmushomes.co.uk>; Chris Barker <cbarker@eceplanning.com>
Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Dear Anna,

Thank you for your email and for sharing the comments from the Tree Officer and Ecologist.

In relation to Condition 3, we can confirm that a Biodiversity Gain Plan has already been completed and submitted as part of our application. As attached.

However, we note the request for a “post-development habitat map.” This is not something we are familiar with in this context. We have discussed this with both our ecologist and habitat bank, and they are also unclear as to why this would be required, particularly as all biodiversity enhancements are being delivered off-site.

Could you please clarify whether this is a specific requirement in this instance? At present, we do not believe an additional post-development habitat plan is necessary, but we would appreciate confirmation.

We will also respond separately on drainage and landscape matters once these have been reviewed.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

T 01903 248777

Planning Appeals are changing in April 2026. [Read our latest insights](#) to find out what's changing and how to prepare.



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

Sent: 23 April 2026 13:36

To: Saskia Lower <slower@eceplanning.com>

Subject: FW: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Dear Saskia

Following on from my email from Monday this week I have now received comments from the Tree Officer and the Ecologist, see attached.

The consultees have provided clear advice, but for the purposes of taking the Discharge of Conditions application forward I shall be grateful if you can address the following:

Condition 3 -Ecologist request for a completed Biodiversity Gain Plan form and completed pot-development habitat maps.

Condition 6 – Both the Ecologist and Tree Officer suggest a review of the proposed wildflower planting, given the likely shading of the area. Irene has also made comments regarding the shrub planting and recommends that there may be more suitable species? Please can revised planting be considered? Once a new scheme has been drawn up it will be expected that the submitted and approved scheme is implemented, and any separate applications/notifications for works to Trees submitted for LPA approval as this site is in a Conservation Area.

I should advise you that given the above matters require further submissions, and re-consultation, it is likely that an EOT will be required.

I look forward to hearing from you.

Regards

Anna

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

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 20 April 2026 12:42
To: Saskia Lower <slower@eceplanning.com>
Cc: treenquiries <treenquiries@midsussex.gov.uk>; Hamish Jackson - Senior Ecological Consultant <hamish.jackson@essex.gov.uk>
Subject: Re: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Dear Saskia

Thank you for your email regarding the above application, which you sent last week. I am sorry I was on leave.

The attached (see email below) Drainage response was received on Friday.

Please can you review the content of the Drainage comments and submit the requested additional information?

I have copied the Tree Officer and Ecologist into this email, as I am still awaiting their comments, which are due by today, 20.04.2026.

I will be in contact if I require any further submissions.

Regards

Anna

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

From: drainage <drainage@midsussex.gov.uk>
Sent: 17 April 2026 11:41
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2026.04.17 Re: DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Dear Anna,

The Flood Risk and Drainage Tema have reviewed the submitted information and have the following comments:

It is proposed for surface water to discharge via type A total infiltration pervious pavement and three soakaways. It is proposed for foul water to discharge to sewer.

- A timetable for implementation should be provided.
- Correspondence with Southern Water confirming the acceptability of the proposals is required.
- The drainage calculations should demonstrate that there is no flooding for the 1 in 100 year plus climate change event.
- Half drain times for all infiltration features should be demonstrated within the calculations and should not exceed 24 hours.
- Exceedance flow routes should be clearly indicated on the drainage layout.
- The Ashdown Site Investigation Report should be provided.
- Evidence should be provided to demonstrate that an appropriate allowance for urban creep has been included within the calculations.
- It should be demonstrated that sufficient pollution mitigation has been provided.
- Invert and cover levels of all drainage features should be clearly shown on the drainage layout.
- Evidence should be provided to confirm that a Cv value of 1 has been utilised within the drainage calculations.
- It should be demonstrated that the soakaways have sufficient offsets from boundaries, highways and dwellings.

The Application should refer to the MSDC Detailed Drainage Design Information Guide for Discharge of Condition Stage (<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>) for further guidance (also attached).

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

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