

**From:** Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>  
**Sent:** 01 October 2025 17:43:55 UTC+01:00  
**To:** "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Katherine,

Thank you for coming back to me.

In that case we will accept the 'pre-commencement' requirement for the materials condition.

Apologies, I forgot to mention in my previous email that the Applicant has advised that no external lighting is proposed.

I trust that this is satisfactory and you can now proceed to issue the Planning Permission.

Best regards,

Tim

**TIM RODWAY**  
DIRECTOR / M +44 (0)7818 061220



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**From:** Katherine Williams <Katherine.Williams@midsussex.gov.uk>  
**Sent:** 01 October 2025 17:19  
**To:** Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Tim,

Thank you for your email.

Given the small-scale nature of the proposal it is not considered that an 'pre slab level' trigger for the condition would be appropriate for this development and would still request the 'pre-commencement' wording.

Could you also confirm is any external lighting will be proposed to establish whether the lighting design condition requested by the Ecologist will be necessary.

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Mid Sussex District Council  
01444 477214  
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**From:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>

**Sent:** 30 September 2025 16:49

**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>

**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Dear Katherine

I refer to your email of yesterday in respect of the above Planning Application.

The Applicant has confirmed their agreement to the following 'pre-commencement' conditions that you have set out in your email:

1. Precautionary Working Methods Statement for Great Crested Newts
2. Foul and surface water drainage
3. Archaeological Evaluation

However we query whether the materials condition should be 'pre-commencement', and whether it could be a 'pre-slab level' condition instead?

I look forward to hearing from you.

Best regards,

Tim

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**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>

**Sent:** 29 September 2025 11:06

**To:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>

**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Tim,

Thank you for your email and agreeing to the extension of time.

Following this, please see the below list of pre-commencement conditions, please let me know if these are acceptable.

- *No development shall take place until a Precautionary Working Methods Statement for GCN written by a suitably qualified ecologist has been submitted to and approved 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).*

- *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. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.*

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

- *Archaeological Evaluation:*

*No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.*

*No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in (i) above, and any subsequent mitigation has been agreed.*

*The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.*

*Reason: The site is of archaeological significance, and it is important that it is recorded by excavation before it is destroyed by development and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031 and para 221 of the NPPF.*

- *No development shall be carried out unless and until details of materials and finishes to be used for external facing and roofing have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.*

*Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.*

The Council's ecologist has requested a condition regarding a lighting scheme, can you confirm whether any external lighting is proposed.

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
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01444 477214

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**From:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>

**Sent:** 26 September 2025 16:23

**To:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>

**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Katherine,

Thank you for your email of yesterday afternoon.

The Applicant has asked us to confirm their agreement to the requested Extension of Time, to allow the decision to be issued on or before Friday 3<sup>rd</sup> October 2025.

We trust that this is satisfactory, and we look forward to receiving the Planning Permission soon.

Best regards,

Tim

**TIM RODWAY**  
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**From:** Katherine Williams <[Katherine.Williams@midsussex.gov.uk](mailto:Katherine.Williams@midsussex.gov.uk)>  
**Sent:** 25 September 2025 15:55  
**To:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Tim,

Following my email yesterday I have now received the attached comments from the Ecologist, who raise no objection to the proposal.

As these comments have now been received, I would like to require an extension of time to the end of next week for the application to be determined in time (3<sup>rd</sup> October). Please let me know if this is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
Mid Sussex District Council  
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**From:** Katherine Williams  
**Sent:** 24 September 2025 17:20  
**To:** 'Tim Rodway | Rodway Planning' <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Tim,

Thank you for your email.

Comments are still awaited from the Council's Ecologist and a decision will not be able to be made until these have been received.

My apologies for this delay.

Kind Regards

Katherine Williams BSc (Hons) MSc  
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**From:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>  
**Sent:** 24 September 2025 09:34  
**To:** Katherine Williams <[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Good morning Katherine,

Thank you for confirming this approach is acceptable. Are you now in a position to issue the Planning Permission?

Best regards,

Tim

**TIM RODWAY**  
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**From:** Katherine Williams <[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)>  
**Sent:** 24 September 2025 09:22  
**To:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Tim,

Thank you for your email.

Nature Space has confirmed that this statement can be provided by condition.

Kind Regards

Katherine Williams BSc (Hons) MSc  
Senior Planning Officer  
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**From:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>  
**Sent:** 23 September 2025 16:50  
**To:** Katherine Williams <[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Katherine,

This would delay matters. Can this not be dealt with by condition? I don't recall another project where we have had to provide this prior to determination.

Best regards,

Tim

**TIM RODWAY**  
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**From:** Katherine Williams <[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)>  
**Sent:** 23 September 2025 16:47  
**To:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>  
**Subject:** RE: DM/25/1657 - 23 Hurst Road, Hassocks

Hi Tim,

Thank you for your email.

We are currently experiencing significant delays in responses from our Ecologist Consultants due to staffing issues, this is now being resolved however there is a backlog in consultations. I am chasing for an update regarding a timeframe for a response.

I also note that Nature Space recommend that the Precautionary Working Methods Statement is submitted prior to determination, can this be provided.

My apologies for this delay.

Kind Regards

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**From:** Tim Rodway | Rodway Planning <[tim@rodwayplanning.co.uk](mailto:tim@rodwayplanning.co.uk)>

**Sent:** 17 September 2025 12:08

**To:** Katherine Williams <[katherine.williams@midsussex.gov.uk](mailto:katherine.williams@midsussex.gov.uk)>

**Subject:** DM/25/1657 - 23 Hurst Road, Hassocks

Dear Katherine,

I note that the above Planning Application is now over the target determination date (15<sup>th</sup> September).

Please can you provide me with an update?

Many thanks, and best regards,

Tim

**TIM RODWAY**

DIRECTOR / M +44 (0)7818 061220



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