

From: Saskia Lower <slower@eceplanning.com>
Sent: 28 April 2026 16:05:00 UTC+01:00
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
Attachments: TN03-Response to Drainage Comments on MSDC DOC Application Number DM260783 - 28.04.2026.pdf, 2403090-0501-P06 [Detailed Drainage Strategy].pdf

Hi Anna,

I hope you are well.

Further to the drainage comments received 17.04, please find attached our amended strategy and response note.

Please could I ask this is sent to the consultee for review.

I will also follow up with the geotechnical report in a separate email due to the file size being too large.

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.



Shaping places.
Unlocking potential.

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 20 April 2026 14:47
To: Saskia Lower <slower@eceplanning.com>
Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Dear Saskia

Please scroll down below my email and yours to the email in full from Drainage, dated 17.04.2026.

Regards
Anna

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

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



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

From: Saskia Lower <slower@eceplanning.com>
Sent: 20 April 2026 14:42
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Sam Watling <sam@remmushomes.co.uk>; Chris Barker <cbarker@eceplanning.com>
Subject: FW: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Hi Anna,

Thanks for this.

All I can see is a checklist. Can you send across the formal comments?

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.



Shaping places.
Unlocking potential.

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

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

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

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



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

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.