

From: drainage <drainage@midsussex.gov.uk>
Sent: 02 April 2026 15:08:16 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: RE: Draft Conditions including Pre commencement Conditions for DM/25/1800 - Woodside Grange, Woodlands Road, Hassocks

Hi Anna,

I have requested response from the Engineer on the request and will be in touch in due course.

Something tells me this is not a viable option but will wait for the engineers' comments, I have equally asked them if they would like an internal meeting with you to discuss.

Best Wishes
Emma

Flood Risk and Drainage Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 01 April 2026 14:48
To: Roger Pike <roger@neilpikearchitects.co.uk>
Cc: Oliver Benson <Oliver.Benson@midsussex.gov.uk>; drainage <drainage@midsussex.gov.uk>
Subject: RE: Draft Conditions including Pre commencement Conditions for DM/25/1800 - Woodside Grange, Woodlands Road, Hassocks

Dear Roger

Thank you for your email. I apologise for my delay in replying, which is due to a heavy pre-Easter workload.

I understand your aim to reduce and address as many of the Draft planning conditions as possible.

I have reviewed the Draft list that I sent to you on 19.03.2026, and the attached revised list highlights those conditions repeated from the Outline approval under DM/23/2687 in red, for ease of reference.

Having looked into this further I believe that I will not need to repeat the conditions in red on the Reserved Matters application decision, but as they have not been discharged under a separate application relating to DM/23/2687 they will still need to be addressed before development commences.

Land contamination – to date the submitted information has only been formally discharged under Discharge of conditions application DM/25/0240 for DM/23/2688, **although I have copied Oliver Benson into this reply to gain his comments on your ‘understanding is the submitted information covers the whole site (including the plot next door) and in its entirety the submitted information has been assessed and approved by the relevant consultee. If you could review from this perspective please and confirm, it would be appreciated.’**

Drainage – similarly to date the submitted drainage information has only been formally discharged under Discharge of conditions application DM/25/0240 for DM/23/2688. I note your request ‘*Could you please discuss this with the consultee with a view to having the drainage approved now and a compliance condition applied to the planning decision notice?*’. **I have therefore copied the Flood Risk and Drainage Team into this reply, and request their comments.**

I await your submission of the Condition 19 (CEMP) and Condition 4 (roofing materials) information. As condition 19 is in red you could submit this later in a Discharge of Conditions application to address the relevant conditions on Outline approval DM/23/2687.

Please advise me how you wish to proceed as the agreed EOT is approaching (10.04.2026)?

Regards
Anna

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<http://www.planningportal.gov.uk>

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From: Roger Pike <roger@neilpikearchitects.co.uk>

Sent: 30 March 2026 11:20

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

Subject: RE: Draft Conditions including Pre commencement Conditions for DM/25/1800 - Woodside Grange, Woodlands Road, Hassocks

Good Morning Anna,

I hope you had a nice weekend.

Just thought I'd touch base on this, following our previous dialogue as below. Have you managed to make any progress with your review of the submitted information?

Our objective here is to remove any pre-commencement conditions, if and where possible, and a bulk of the information I referred to below in my previous email would go a long way to helping us do this.

Regarding the land contamination, my understanding is the submitted information covers the whole site (including the plot next door) and in its entirety the submitted information has been assessed and approved by the relevant consultee. If you could review from this perspective please and confirm, it would be appreciated.

With regards to the drainage (condition 11). I'm a little confused. I don't understand the comments from the council's drainage and flood risk team (see attached). They state that 'this reserve matters application doesn't include for drainage'. And that their understanding is a 'a discharge of conditions application will need to be made to discharge the drainage conditions once the layout has been agreed through the reserve matters application.'

In response to this, we have successfully had drainage proposals assessed and approved under Reserved Matters Applications before. As you know, drainage is not a reserved matter itself, but as it forms part of the proposals, it can be determined (and therefore approved) within the scope of the Application. I fail to see why this can't be the case. The consequence of it not being would involve the need to submit a DOC Application for it to then be assessed (again) and subsequently approved, which it comes at a cost and can be time consuming. Could you please discuss this with the consultee with a view to having the drainage approved now and a compliance condition applied to the planning decision notice?

Finally, with regards to condition 19 (CEMP) and Condition 4 (roofing materials), I am aiming to get this information to you in the next day or so, if that would be acceptable?

I look forward to hearing from you in due course,

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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

Sent: 20 March 2026 14:18

To: Roger Pike <roger@neilpikearchitects.co.uk>

Subject: RE: Draft Conditions including Pre commencement Conditions for DM/25/1800 - Woodside Grange, Woodlands Road, Hassocks

Good afternoon Roger

Thank you for your reply. I will review the comments that you have made on the draft conditions, with reference to the consultee comments and planning conditions on the Outline approval DM/23/2687. I will aim to reply to you next week.

It is relevant that the planning conditions which have been discharged under the recent application DM/25/0240 relate to the adjacent site and planning approval under DM/23/2688, not to DM/23/2687, so I do need to review this in more detail.

I am happy to extend the Decision Target Date until after the Easter weekend. For your information I shall be on leave over the Easter weekend break and for the week commencing 13th April 2026, returning on 20th April 2026.

Can I therefore suggest the EOT date is agreed no later than 10.04.2026?

Thank you.

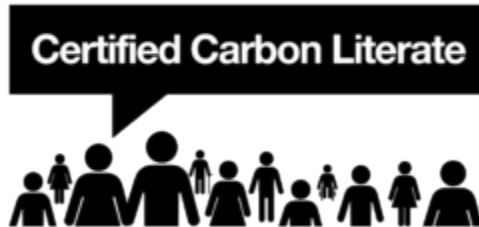
Regards

Anna

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From: Roger Pike <roger@neilpikearchitects.co.uk>

Sent: 20 March 2026 11:03

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

Subject: RE: Draft Conditions including Pre commencement Conditions for DM/25/1800 - Woodside Grange, Woodlands Road, Hassocks

Hi Anna,

Thank you again for your assistance with this. I've now had chance to review the conditions, however upon sending them to my client, he is in fact away now until after the Easter weekend and has subsequently requested a further extension of time, for him to review these conditions in detail so he (and we) can then adequately response and prepare for the next stages of the development.

Are you happy to do this, please let me know.

Furthermore, Anna – having reviewed these, I have the following comments and would appreciate clarity / the following amendments if possible, based on the information provided and the attached comments of confirmation. These relate to the following:

- Condition 8 (Site Investigation) – Please see attached consultee comments dated 4th March 2025, 13th November 2025 & 19th December 2025 from Oliver Benson. I am a little confused therefore as to the inclusion of this condition, in its entirety, as he clearly outlines the report was submitted under App Ref: DM/23/2687 and approved as a condition under App Ref: DM/25/0240 and that no further investigation is necessary. In light of this, please can this condition be removed / updated?
- Condition 11 – Drainage – At this stage, can it be confirmed that you are yet to hear back from the drainage consultant following receipt of the documentation?
- Condition 12 – Noise Assessment - Please see attached consultee comments dated 17th September 2025, from Nick Bennet at Environmental Protection. It states here that a condition already exists (from the outline approval – condition 14), to protect the dwellings from noise. Can this condition be re-worded accordingly please?
- Condition 14 – Landscaping – The Landscaping Plan -Rev B (attached) was uploaded to the council's website on 05.12.25. In light of this can be the wording of this condition be amended to a compliance condition?
- Condition 16 – Biodiversity Enhancement – Again this was submitted to the council and uploaded to the website on 05.12.25. I attach the supporting comments of this information, as well as the landscaping scheme and the lighting scheme for biodiversity (Attachment 'Response_08940(1)'). In accordance with these comments therefore, please can this condition therefore be amended to read as a compliance condition.
- Condition 17 – Lighting Scheme – As above please, following the comments within attachment 'Response_08940(1)'.
- Condition 19 – Construction Environmental Management Plan – This was also submitted and later revised, following comments from the L.A. consultee. I note however that the comments from Adam Dracott, dated 5TH January 2026 (attached above) refer to the CEMP focus on protection of the natural environment. Can you confirm therefore, this document has been acknowledged and if necessary, amend the wording of the condition accordingly.

Thanks Anna and look forward to hearing from you.

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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

Sent: 19 March 2026 14:24

To: Roger Pike <roger@neilpikearchitects.co.uk>

Subject: Draft Conditions including Pre commencement Conditions for DM/25/1800 - Woodside Grange, Woodlands Road, Hassocks

Dear Roger

I have now completed my draft recommendation report for DM/25/1800. Further to my email from yesterday please accept my apologies for the delay in sending you the attached Draft conditions.

I propose that these conditions are attached to the approval, subject to Senior Officers signing off my report under the Council's delegation scheme. Please be aware that the conditions are in draft at this stage, and at this time the decision for DM/25/1800 is **still pending**.

I would like to be able to pass the planning application through for signing off this afternoon or tomorrow, and so I shall be grateful if you can respond by email to me to provide your agreement to the wording of the pre commencement conditions (Conditions 4, 8, 11, 12, 14, 16, 17 and 19) as soon as possible, if that is convenient. Although I have provided you with the draft list in full **it is only the pre commencement conditions that require your agreement**.

If it is not possible for you to consider this matter today, please let me know and I will request your agreement to a further short Extension of time for the Decision Target date to next Monday 23rd March 2026, to allow for their consideration over the weekend.

If there are any matters that you would like to discuss please call or email me

Thank you.

Kind regards

Anna

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From: Anna Tidey
Sent: 18 March 2026 16:27
To: 'Roger Pike' <roger@neilpikearchitects.co.uk>
Subject: RE: DM/25/1800 - Tree Officer comments/Drainage Consultation update - Woodside Grange, Woodlands Road, Hassocks

Good afternoon Roger
Thank you for your email.

I am intending to send you the Draft conditions for review.
I expect that this will be tomorrow, hopefully in the morning.

Regards

Anna

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