

From: Roger Pike <roger@neilpikearchitects.co.uk>
Sent: 10 December 2025 16:14:45 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: FW: DM/25/1800 - Woodside Grange, Hassocks
Attachments: K1177-01B A3 PL Proposed Site Plan.pdf, Construction Environmental Management Plan (CEMP)- 25_ECO_10_94.pdf

Hi Anna,

Further to my emails last week, please find attached as promised, the following:

- Revised Proposed Site Plan
- Construction Environmental Management Plan

This concludes all the outstanding information and we therefore look forward to agreeing on an extension of time for this Application.

FYI - You will note on Page 3 of the attached Construction Environmental Management Plan, that the input of the Application reference is outstanding (red bold writing). I have been waiting for them to update this and re-issue the report for over a week, however am yet to receive the updated version. When I do, I will forward on to you.

One other query at this stage Anna; and I'm happy to discuss this with you in more detail if necessary:

Our client, as you know, is keen to start work on this site upon receipt of a planning approval notice; and it is our intention to ensure as many pre-commencement conditions are dealt with as part of this Reserved Matters Application. I realise this query may be dependent on the responses from the L.A. consultees, however there is an existing issue, as the submitted reports highlight, regarding Great Crested Newts.

Our client has a few options to consider in respect of this. One of them is to have an updated survey carried out on site (within the allowed timeframe), as there was a previously undertaken survey submitted with the Outline Application, which I can provide again for you if you feel this is relevant as part of this Application.

However, the window for this survey is at specific times of the year and whilst the determination date of this Application is TBC, our query at this stage is whether a condition relating to an updated survey for GCN can be applied, which would enable work to start on site, but only in specific areas of the site perhaps, or more accurately perhaps, only works that do not relate to the pond?

If you can give this some thought and advise accordingly it would be appreciated. The initial survey deemed no presence of GCN, however the alternative option to an updated survey is obtaining a licence which comes with enormous associated costs, so we wanted to raise this query to assist in determining the most efficient and cost effective way forward.

Many thanks and I look forward to hearing from you.

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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From: Roger Pike

Sent: 05 December 2025 09:16

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

Cc: Info <info@neilpikearchitects.co.uk>

Subject: FW: DM/25/1800 - Woodside Grange, Hassocks

Anna,

As promised, please find attached further information as follows:

- Drainage Info – 2no. documents
- Ecology – Pond Creation Method Statement
- Ecology – Biodiversity Enhancement Detail
- Ecology – BNG Statement

To follow therefore – Revised Site Plan & Construction Environmental Management Plan.

We will get these to you as soon as possible.

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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From: Roger Pike
Sent: 05 December 2025 09:14
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Cc: Info <info@neilpikearchitects.co.uk>
Subject: RE: DM/25/1800 - Woodside Grange, Hassocks

Hi Anna,

Thanks for your patience on this.

We are now in receipt of the updated Drainage, Landscaping, Ecology and Arboricultural Assessments for the above project. The documents are quite big so I will send in separate emails and want to start getting this information to you. I have attached above the following for you:

- Proposed Landscaping Scheme
- Arboricultural Impact Assessment and Method Statement

Also attached are revised floor plans and elevation drawings, highlighting and referencing specific materials as discussed, as well as the inclusion of the car barns (with solar panels) and amended cycle/refuse storage provisions.

I am just waiting for a sample/detail of the intended roof tile for the proposed dwellings and will forward this to you immediately upon receipt. We are also just updating our site plan in accordance with the tree survey information.

Can you please confirm receipt of the above and outline your anticipated timescales for this application accordingly. We understand and are happy for this to be extended into 2026.

I will send a direct follow up email with further information.

Kind regards

If you require any further information or have any queries at this stage please let me know.

Roger Pike

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

Sent: 19 November 2025 13:55

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

Subject: RE: DM/25/1800 - Woodside Grange, Hassocks

Hi Roger

Thank you for your email and the attached preliminary plans.

I note that the Proposed site plan shows the revised pond provision for the new houses, as well as the position and layout of the new car barns, revised access arrangements and bin/cycle store provision. The pond issue will be considered following advice from the Drainage team and Ecologist in due course.

In terms of the frontage - I believe that this arrangement provides for an improved layout for the new houses, and I prefer the internal bin/cycle stores. The revised layout means that these will be out of sight on the approach to the houses and I feel that the revised layout will allow for improved landscaping opportunities, which could be detailed on accompanying planting plans.

I believe that a natural timber cladding would be preferable to composite cladding for the enclosed car port side walls, ideally feather edged boarding, or for a more contemporary appearance, hit and miss spaced horizontal boards. The finish could be natural wood or black stained.

From my discussions with Andrew on site I understand that the flat roof areas on the car ports will be utilised for solar panel installations. The proposed number, layout, angle

and height of the solar panels should be indicated on the car port elevations and on an accompanying roof layout plan.

I note the proposed handed Floor Plans for Plot 2. The overall footprint dimensions appear to correspond to those approved at Outline stage.

Materials - Guidance on vernacular Sussex construction materials is provided in the MSDC Design Guide, see pages 101-102, on the MSDC website via this link: [Supplementary and Other Planning Documents - Mid Sussex District Council](#)

I discussed with Andrew on our site visit possible window colours, brick and tile options for the proposed houses. I would expect the material finishes to reflect the existing house at Woodside Grange, but I am also mindful of the colour palette and material choices on the adjacent Taylor Wimpey houses on the Ockley Park development, see photos attached which show the site context.


I suggest that local bricks include Freshfield Lane 1st Quality or Chailey stock type bricks, which have a dark brown/red/part burnt appearance, see colour images below. For the roofs I would hope that a small plain brown toned roof tile would be chosen, and white, or dark grey toned windows, if a more contemporary appearance is preferred.

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Once the outstanding matters are resolved I shall be happy to accept and upload the amended plans, and arrange the readvertisement of the application, send out new neighbour letters and consultation requests. I will be able to advise you then on a revised Decision Target Date.

I look forward to hearing from you.

Regards

Anna

Submit your planning application online.

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

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From: Roger Pike <roger@neilpikearchitects.co.uk>
Sent: 19 November 2025 12:19
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Info <info@neilpikearchitects.co.uk>
Subject: FW: DM/25/1800 - Woodside Grange, Hassocks

Hi Anna,

Hope you're well.

Further to our email dialogue below and your email from November 3rd re the car barns, you mentioned that you would be happy to look over preliminary plans prior to formal submission and upload of these on to the system. This is appreciated and subsequently, I have attached these for you above.

Attached therefore are as follows:

- Proposed site plan - showing position of new car barns, updated access arrangements and bin/cycle store provision within
- Proposed Car Barn - floor plans and elevations
- Proposed Floor plans for Plot 2 – Note – we have handed plot 2 (the dwelling to the right) to ensure the front room at ground floor level on the right-hand side of the floor plan is a study. The two plots are effectively mirrored, in their entirety.

You will note from these drawings, that we have rearranged the site access to the two plots, positioned the car barns appropriately to suit the site and ensure any impact on the dwellings is minimized. The refuse and cycle stores are contained within and now hidden, which is a logical, yet significant improvement. There is also room for at least 4 parking spaces, which is sufficient and in accordance with the outline approval.

I would appreciate your comments on this and we can then prepare for formal submission, along with the outstanding updated survey work, which is nearing completion.

One final matter I wanted to discuss with you also, were the materials to the houses.. We are intended to provide a facing brick to the dwellings (in their entirety) and my client mentioned a brick you discussed with him on site. Can you please advise on this/a preferred facing brick as we are intent on having all materials approved under this application. We will then provide revised elevations to supersede those previously submitted.

A composite panelling is then intended for the car barn (where required) to minimize the permanence and impact on the street scene.

Happy to discuss if necessary and look forward to your thoughts,

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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From: Roger Pike
Sent: 11 November 2025 12:55
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Cc: Info <info@neilpikearchitects.co.uk>
Subject: RE: DM/25/1800 - Woodside Grange, Hassocks

Hi Anna,

Please find attached a land contamination report for this site. I have had approval from the land owner (and applicant of the adjacent plot) that we can submit this document as part of this application.

If you need me to send email proof, please let me know.

Could you add this to the application please and forward to the relevant consultee.

Furthermore, we have had our revised drainage strategy and are now working with the ecologist to ensure all proposals align. We will then send a package of information to you.

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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

Sent: 03 November 2025 15:19

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

Subject: RE: DM/25/1800 - Woodside Grange, Hassocks

Dear Roger

Thank you for your email from last week, dated 29.10.2025.

I am glad to hear that you are making progress with the drainage and revised ecology information. The Decision Target Date has been extended to 19.12.2025, but this is likely to need further amendment, and I shall review this once the amended plans and supporting information is submitted

I have reviewed the submitted plans, Officers report and the Decision Note for the Outline application under DM/23/2687. I have also reviewed Government Guidance regarding types of applications and what should be included in an Outline and Reserved Matters applications, see [Making an application - GOV.UK](#)

The Outline application DM/23/2687 covered: Access, Layout and Scale. The current Reserved Matters application DM/25/1800 refers to the Appearance and Landscaping for the development of the two houses.

I am of the opinion that the addition of detached car ports, to include the bin stores and cycle stores, but located in a more discrete position, sited forward of the houses, with a landscaped frontage, could be added as an amendment to the current Reserved Matters application. The approved parking spaces would still be provided and EV chargers could be sited on the flat roofs. I would recommend that the carports are of a single or twin design to accommodate 1 or 2 of the 3 approved parking spaces for each of the houses, to avoid them being overlarge.

I would be happy to look over any preliminary plans before they are formally submitted, if that is of assistance. Upon receipt the amended plans will need to be readvertised.

Regards
Anna

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

From: Roger Pike <roger@neilpikearchitects.co.uk>
Sent: 29 October 2025 14:22
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Info <info@neilpikearchitects.co.uk>
Subject: RE: Hassocks Query

Thanks Anna, I will do that.

FYI – We are making progress with our drainage consultant, as well as the revised ecology information.

I am hoping to have a further update for you next week following some scheduled site visits and applied strategies and amendments to the site plan etc.

One question I have in the meantime, is with regards to the car barns which you discussed on site with Andrew (my client). Are you receptive to these, and if we included them within the proposal (one car barn per dwelling) can they be determined under this reserved matters application?

Kind regards

Roger Pike

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

Sent: 23 October 2025 17:59

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

Subject: RE: Hassocks Query

Hi Roger

I have reviewed the information on file and I cannot see a name or contact details. I suggest that you contact the applicants for this information.

Please note that I shall be on leave from the end of today, returning on Thursday 30th October 2025.

Kind regards

Anna

Submit your planning application online.

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

From: Roger Pike <roger@neilpikearchitects.co.uk>
Sent: 21 October 2025 14:38
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Hassocks Query

Hi Anna,

Quick question, which I'm hoping you can possibly help.

I am looking online for the Phase 1 Desk Top Study submitted and approved as part of the DOC Application DM/25/0240 for the proposed dwelling at Woodside Grange.

I am trying to get in touch with the consultant who provided the report. Are you able to access and send me the document or the consultant's details?

Any assistance would be appreciated, thanks.

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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