

Katherine Williams

From: Giles Ings [REDACTED]
Sent: 03 July 2025 09:45
To: Katherine Williams
Cc: Junction Road Selfbuild; Paul Burgess
Subject: 0428 DM/25/0961 - 201 Junction Road Burgess Hill

Dear Katherine

I understand that Paul is on leave and I have spoken to the applicant this morning.

We can confirm agreement to extend the determination period to 1st August.

The applicant is instructing a drainage engineer to provide the details for the proposed drainage system which will be forwarded to you as soon as possible.

Kind regards

Giles

Giles Ings RIBA, director
ABIR Architects
www.abir.co.uk

[REDACTED] 1 Beta House, St John's Rd, Hove, BN3 2FX, UK

Awards
2023 Sussex Heritage Trust Award Highly Commended
2022 Sussex Heritage Trust Award Winner
2021 Sussex Heritage Trust Award Winner
2020 RICS South East Award Winner
2019 Sussex Heritage Trust Award Winner
2018 Sussex Heritage Trust Award Winner
2017 RIBA South East Award Winner

[Instagram](#) / [twitter](#) / [disclaimer](#)
Proud supporters of [The Martlets](#)

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Date: Thursday, 3 July 2025 at 08:54
To: Paul Burgess [REDACTED]
Cc: Junction Road Selfbuild [REDACTED], Giles Ings [REDACTED]
Subject: RE: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Paul,

Thank you for your emails and my apologies for the delay in my response.

Thank you for confirming that a Tree Report will be submitted, I will await this information.

With regards to the drainage matter, the information currently provided is not sufficient to demonstrate that the proposed system would be achievable for the development, this information cannot be secured by condition and the principle of the drainage system must be confirmed at application stage.

Each application is considered on its own merits and the current proposal comprises of a greater number of dwellings than the previous proposal, and therefore is materially different.

I note that a completed Planning Obligation Form has not be provided with the application, can this be provided as soon as possible.

To allow the application to remain in time and for the required information to be submitted I would like to request an extension of time to 1st August, please confirm if this is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex



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

From: Paul Burgess [REDACTED]
Sent: 17 June 2025 10:07
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Junction Road Selfbuild [REDACTED] Giles Ings [REDACTED]
Subject: RE: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Katherine,

Further to my email below, the applicant has agreed to provide an Arb Impact Statement in relation to the off-site trees. This will take a few weeks to put together, but we will send this to you as soon as it's ready.

Kind regards

Paul Burgess BA(Hons) BPL MRTPI
Director

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

Notice to recipient:

The information contained in this electronic mail message is intended only for the use of the individual to whom it is addressed and may contain information, which is privileged and confidential, the disclosure of which is prohibited by law. If the reader of this message is not the intended recipient, please note that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately. Thank you in anticipation of your co-operation.

You can see our full Privacy Policy at www.lewisplanning.co.uk/16/Privacy

Please Note: Both incoming and outgoing Emails may be monitored and/or recorded in line with current legislation

From: Paul Burgess
Sent: Monday, June 9, 2025 3:14 PM
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Junction Road Selfbuild [REDACTED] Giles Ings [REDACTED]
Subject: RE: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Katherine,

Thanks for your email.

I fully understand your request to deal with drainage as part of the outline application rather than at the reserved matters stage. However, could we request that this is dealt with by a planning condition as with the previous approval? I'm not aware that the relevant legislation has changed since 2017?

We are checking the proximity of off-site trees and will revert on this issue shortly. We would therefore request that the District Council does not determine this application for the time being and we would be happy to agree an extension of time to accommodate these discussions.

Kind regards

Paul Burgess BA(Hons) BPL MRTPI
Director

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

Notice to recipient:

The information contained in this electronic mail message is intended only for the use of the individual to whom it is addressed and may contain information, which is privileged and confidential, the disclosure of which is prohibited by law. If the reader of this message is not the intended recipient, please note that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately. Thank you in anticipation of your co-operation.

You can see our full Privacy Policy at www.lewisplanning.co.uk/16/Privacy

Please Note: Both incoming and outgoing Emails may be monitored and/or recorded in line with current legislation

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: Friday, June 6, 2025 3:59 PM
To: Paul Burgess [REDACTED]
Cc: Junction Road Selfbuild [REDACTED] Giles Ings [REDACTED]
Subject: RE: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Paul,

Thank you for your email.

I appreciate that the drainage plan is indicative, however, information must be provided at this point that the principle of the surface and foul water drainage system proposed is acceptable and that it is achievable for the development.

In terms of the requested Tree Report, as set out within the Council's validation criteria a Tree Report is required where there are trees within 15 metres of the development. There are no longer any trees within the

site, however there are trees around the site which could be impacted, namely trees on land adjacent to the railway line.

Each application is considered on its own merits and against the relevant development plan and legislation at the time of consideration, therefore this information is required in order to fully consider the proposal.

Kind regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex



From: Paul Burgess [REDACTED]
Sent: 02 June 2025 12:13
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Junction Road Selfbuild [REDACTED] Giles Ings [REDACTED]
Subject: RE: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Katherine,

Thank you for sending the drainage and tree officer comments through.

Flood Risk/Drainage – The indicative application drainage plan (PL302A) has been submitted to illustrate how surface water drainage could be addressed. Details of soakaways or other drainage solutions would need to be agreed at the Reserved Matters stage when the site layout is considered. The previous approval for 3 houses (DM/16/5329) was subject to a standard condition (Condition 7) which required details of foul and surface water drainage to be submitted prior to commencement of development. We request that drainage details are determined with the same approach.

Trees – My understanding is that there are no protected trees within the application red line area and therefore an Arb Impact Assessment is not required. If the Tree Officer has concerns about a particular tree, it would be helpful if this could be marked on a plan so we can comment accordingly.

Are you able to confirm if there are any outstanding issues and when the application is likely to be determined.

Many thanks

Kind regards

Paul Burgess BA(Hons) BPL MRTPI
Director



2 Port Hall Road, Brighton, BN1 5PD

Notice to recipient:

The information contained in this electronic mail message is intended only for the use of the individual to whom it is addressed and may contain information, which is privileged and confidential, the disclosure of which is prohibited by law. If the reader of this message is not the intended recipient, please note that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately. Thank you in anticipation of your co-operation.

You can see our full Privacy Policy at www.lewisplanning.co.uk/16/Privacy

Please Note: Both incoming and outgoing Emails may be monitored and/or recorded in line with current legislation

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: Friday, May 23, 2025 3:40 PM

To: Paul Burgess

Subject: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Paul,

Please see the attached comments from the Flood Risk and Drainage Team and the comments from the Tree Officer, who both request further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex



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.

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.