

From: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Sent: 09 June 2026 14:01:55 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Hamish Jackson - Senior Ecological Consultant"
<Hamish.Jackson@essex.gov.uk>; "Place Services Ecology" <PlaceServicesEcology@essex.gov.uk>
Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Hi Anna,

The deadline for our response is for tomorrow for this application, so I will aim to prioritise the further response for this application shortly.

Regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH
t: 03330 320980 | m: 07740901139
e: hamish.jackson@essex.gov.uk / PlaceServicesEcology@essex.gov.uk
w: www.placeservices.co.uk



From: Sam Watling <Sam@remmushomes.co.uk>
Sent: 09 June 2026 13:53
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>; Place Services Ecology <PlaceServicesEcology@essex.gov.uk>; drainage <drainage@midsussex.gov.uk>
Subject: Re: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Some people who received this message don't often get email from sam@remmushomes.co.uk. [Learn why this is important](#)

CAUTION: This is an external email.

Ok thank you for the update, they do seem to be taking a very long time to deal with this

Thanks

Sent from [Outlook for iOS](#)

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

Sent: Tuesday, June 9, 2026 12:00:34 PM

To: Sam Watling <Sam@remmushomes.co.uk>

Cc: Hamish Jackson - Senior Ecological Consultant <hamish.jackson@essex.gov.uk>; Place Services Ecology <placeservicesecology@essex.gov.uk>; drainage <drainage@midsussex.gov.uk>

Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Dear Sam

Thank you for your email.

I have checked through my recent emails and I am still awaiting responses from Ecology and the drainage team.

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>



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

From: Sam Watling <Sam@remmushomes.co.uk>
Sent: 09 June 2026 09:19
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Re: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Good morning Anna

Just checking to see if you have any update for the drainage team and ecology on the discharge of condition?

Many thanks

Sam Watling
Founder/MD



14 Valebridge Road
Burgess Hill
West Sussex
RH15 0RB
01444 471141

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From: Saskia Lower <slower@eceplanning.com>
Sent: 04 June 2026 16:04
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Sam Watling <Sam@remmushomes.co.uk>
Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Hi Anna,

I hope you are well.

I have left you a message and just wanted to follow up by email.

Is there any way we could obtain feedback from the Drainage team? The consultation has been with them since 28 April, and we are keen to get a response.

I appreciate this does not sit directly with you, but if there is any way you could assist in expediting a response, it would be greatly appreciated.

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.



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

From: Saskia Lower
Sent: 03 June 2026 14:49
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Cc: 'Sam Watling' <sam@remmushomes.co.uk>
Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Hi Anna,

Apologies to chase again, but is there anyway you can push there drainage comments again.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

T 01903 248777

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

From: Saskia Lower

Sent: 01 June 2026 12:05

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

Cc: Sam Watling <sam@remmushomes.co.uk>

Subject: RE: Discharge of conditions application DM/26/0783 - Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill

Hi Anna,

Please could you get back to me on this one, if possible.

Kind Regards,

Saskia Lower

Senior Planner, AssocRTPI

T 01903 248777

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

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

Sent: 22 May 2026 10:45

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

Thank you for your email.

I will aim to review the file and update you later today, workload permitting.

Regards

Anna

[Submit your planning application online.](#)

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

Anna Tidey BA(Hons) MPhil MRTPI
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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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From: Saskia Lower <slower@eceplanning.com>

Sent: 22 May 2026 10:36

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

Hi Anna,

Any updates on the drainage please.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

T 01903 248777

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

From: Saskia Lower
Sent: 28 April 2026 16:05
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

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

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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>



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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

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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: treeenquiries <treeenquiries@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

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



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

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 Team 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

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