

**From:** Emma Rivett <Emma.Rivett@midsussex.gov.uk>  
**Sent:** 22 December 2025 07:38:01 UTC+00:00  
**To:** "Andy Watt" <Andy.Watt@midsussex.gov.uk>  
**Subject:** RE: DM/25/2616 - Request for a telephone call

Dear Andy,

The updated TPP and other details are now sufficient to protect the trees. Please condition adherence to the AIA, AMS and TPP.

Kind regards

Emma

Emma Rivett  
Assistant Tree Officer-Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

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**From:** Andy Watt <Andy.Watt@midsussex.gov.uk>  
**Sent:** 17 December 2025 18:39  
**To:** Emma Rivett <Emma.Rivett@midsussex.gov.uk>  
**Subject:** FW: DM/25/2616 - Request for a telephone call

Hi Emma

Thank you for your earlier comments today. Can you please confirm you are happy with the TPP and other details submitted afterwards. As I was in a training session all day, I guess these emails must have crossed.

Thank you

**Andy Watt, BSc (Hons), MTPL, MRTPI**  
Senior Planning Officer  
Development Management  
01444 477517  
[andy.watt@midsussex.gov.uk](mailto:andy.watt@midsussex.gov.uk)  
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**From:** [danny.barker@bsclimited.co.uk](mailto:danny.barker@bsclimited.co.uk) <[danny.barker@bsclimited.co.uk](mailto:danny.barker@bsclimited.co.uk)>  
**Sent:** 17 December 2025 10:35  
**To:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>  
**Subject:** RE: DM/25/2616 - Request for a telephone call

Dear Mr Watt,

Thank you for your update and for confirming the position on the consultation responses.

That is helpful to note, and I am attaching the updated arboricultural reports for review by the Tree Officer. The updated arboricultural package removes a number of previously proposed tree removals. Trees T13, T14, T15, T16, T17, T18, T19, T20, T26, T27, and T28, along with group G08, are now retained, with impacts mitigated through revised layout, no-dig construction techniques, and enhanced arboricultural supervision. No additional tree losses are introduced.

I can confirm 3pm on Thursday. I will call you at that time, or alternatively please feel free to call me on 07834 611763.

Thank you again, and I appreciate your efforts in progressing the report and conditions given your current commitments.

Kind regards,  
Danny

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**From:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Sent:** 16 December 2025 11:37

**To:** [danny.barker@bsclimited.co.uk](mailto:danny.barker@bsclimited.co.uk)

**Subject:** RE: DM/25/2616 - Request for a telephone call

Dear Mr Barker

Thank you for this. I had asked Emily Wade and our Drainage team to comment by today, which they have both done. Therefore the only outstanding matter would appear to be in relation to Trees. Please submit the information and I'll request our Tree Officer if she can to provide comments asap. All being well, I think we should be in a position to make a determination at the start of next week which I'll need to agree a short extension of time with you in due course. In the meantime, I would be happy to have a phone call with you on Thursday afternoon. To allow me maximum time to write the report and conditions, could I suggest fairly late on in the day, say 3pm or even 4pm? This is because I am doing committee reports all day today and have an HR training day all day tomorrow.

Many thanks

**Andy Watt, BSc (Hons), MTPL, MRTPI**

Senior Planning Officer

Development Management

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**From:** [danny.barker@bsclimited.co.uk](mailto:danny.barker@bsclimited.co.uk) <[danny.barker@bsclimited.co.uk](mailto:danny.barker@bsclimited.co.uk)>

**Sent:** 16 December 2025 10:39

**To:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Subject:** DM/25/2616 - Request for a telephone call

Dear Mr Watt,

I write in relation to the above applications.

I have reviewed the Planning Portal this morning and note that it has now been updated with the outstanding consultation responses from the Flood Risk and Drainage Team and the Conservation Officer.

The Flood Risk and Drainage Team has recommended a standard drainage condition, reference C18F, requiring approval of foul and surface water drainage details, including implementation, management, maintenance, and adoption arrangements, prior to occupation, in order to ensure satisfactory drainage in accordance with Policy DP41 of the Mid Sussex District Plan 2014 to 2031 and relevant Neighbourhood Plan policies.

I should note that the application already includes detailed proposals for foul and surface water drainage and means of disposal. On that basis, I do not consider a pre commencement condition to be necessary. If the Council is minded to apply a condition requiring further submission or approval of drainage details, may I respectfully request that this is worded as “no development above slab level” rather than “shall not commence unless”. A pre commencement condition would delay site start, which is currently programmed for January 2026 in order to achieve completion by September 2026, when the housing is required to accommodate staff.

When we met on 27 November 2025, we discussed exchanging draft conditions this week. If you are minded to support the application, I would be grateful if any conditions attached could avoid pre commencement triggers and instead relate to development above slab level. As discussed, these properties are required to be completed by the start of the school summer term for the new intake of staff. This completion date can only be achieved if works commence in early January 2026. If the development is held while pre commencement conditions are discharged, the programme will not be met and the works will be adversely affected.

I have also asked the design team to revisit the extent of tree removal in light of the Tree Officer’s comments. The access strategy has been reconsidered and it has been agreed that the trees along the access can be retained. The arboricultural reports are currently being updated and I expect these to be issued within the next couple of days. I believe the revisions will address the Tree Officer’s concerns and I would be happy to submit the updated reports should you support this approach. However, I am conscious of the risk of delaying the decision by submitting revised information at this stage. On that basis, the applicant has instructed me to proceed on the basis of retaining the trees along the access only where this does not delay the target decision date.

With all consultation responses now received, and having reviewed them in detail, I do not consider there to be any outstanding objections. May we arrange a brief ten minute call this week to discuss the application, as I need to update the applicant on Friday. I am available at any time that is convenient for you.

Kind regards,

Danny

**Daniel Barker – Director**  
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