

From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 13 June 2025 16:49:06 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: RE: 2025.06.06 Re: DM/25/0924 - Land East Of Hurst Wickham Barn College Lane Hurstpierpoint Hassocks West Sussex BN6 9AD
Attachments: 10644_1601-P3 Detailed Drainage Layout.pdf, 10644_1701-P2_Drainage Details.pdf, 250613 GTA drainage Response - Land E of Hurst Wickham Barn, Hurst - DM_25_0924.pdf, 2506 10644 DMMP_E of Hurst Wickham Barn, College Lane, Hurstpierpoint_b.pdf

Dear Katherine,

Further to your email of 6th June with further comments from the MSDC Drainage Officers, please find attached a response and further information from the Applicant's Drainage Consultants (GTA Civils), comprising:

- Drainage Response letter, dated 13th June 2025
- Drainage Maintenance and Management Statement
- Drainage details plan, drawing number 10644/1601 Rev P2
- Detailed Drainage Layout, drawing number 10644/1601 Rev P3

With respect to the foul water query, you will note from GTA's letter that they say *"We have made the Section 106 application and had the following response on the portal. We will be following*

up with the method statement and RAMS in the next few days so hopefully we should have an approval in the next 2 weeks. We will send this on when received, but as Southern Water are minded to approve please can the condition be cleared without if you don't hear from us within the time MSDC check this?"

We would be grateful to receive your thoughts on this. As I am sure you are aware, our Client is extremely keen to get the drainage condition discharged as soon as possible.

We look forward to hearing from you.

Best regards,

Tim

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

Sent: 06 June 2025 15:41

To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Subject: FW: 2025.06.06 Re: DM/25/0924 - Land East Of Hurst Wickham Barn College Lane
Hurstpierpoint Hassocks West Sussex BN6 9AD

Dear Tim,

Please see the below comments from the Flood Risk and Drainage Team, who requires further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
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: 06 June 2025 15:35

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

Cc: drainage <drainage@midsussex.gov.uk>

Subject: 2025.06.06 Re: DM/25/0924 - Land East Of Hurst Wickham Barn College Lane Hurstpierpoint
Hassocks West Sussex BN6 9AD

Dear Katherine,

The Flood Risk and Drainage team have reviewed the submitted information and have the following comments:

Surface Water

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It is proposed for soakaways and a permeable subbase beneath the road to be utilised to discharge surface water from the site. This is acceptable in principle.

Evidence that a CV value of 1 has been utilised and that an allowance for urban creep has been applied.

It should be demonstrated that soakaway C has a sufficient offset from the boundary and garage.

A climate change allowance of 45% should be utilised.

Multiple elements of the drainage calculations and layout are not consistent. This includes but is not limited to the invert and cover levels of the storage structures and the slope of the gravel sub-base. For completeness, the drainage calculations and layout need to be consistent.

It is not clear from the layout or calculations how the driveway porous sub-base areas have been split into the four calculated areas. Evidence should also be supplied that the individual areas split by the baffles are sufficiently sized.

Details of the pollution mitigation measures for trafficked areas where runoff is not collected by the swales need to be provided.

A maintenance and management plan should be provided.

Foul Water

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It is proposed for foul water to discharge into a public sewer in College Lane. Although this is considered acceptable in principle, evidence of communication with Southern Water should be provided.

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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