

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 09 July 2025 08:52:58 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>; "drainage" <drainage@midsussex.gov.uk>
Cc: "Richard Carr" <southernrockproperty@gmail.com>; "HH Filing" <ghfiling@gouldbaxter.co.uk>; "Tim Mole" <tmm@gouldbaxter.co.uk>; "Matthew Comber" <mc@gouldbaxter.co.uk>
Subject: RE: 2025.07.08 Re: DM/24/3050 FW: GH652 Riverside - Supporting Planning Documentation and Section
Attachments: CGS_CAD_RH_POST DEV v2.1-FL04.pdf, CGS_CAD_RH_POST DEV v2.1-FL05.pdf, CGS_CAD_RH_POST DEV v2.1-SC01.pdf, CGS_CAD_RH_POST DEV v2.1-FL03.pdf
Importance: High

Dear Rachel and MSDC Drainage Team,

Please see attached for the requested updated drawings, with levels illustrated clearer with more contrasting colours.

I would be grateful for urgent confirmation of receipt/ that the attached suitably appeases your concerns.

I look forward to hearing from you.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

Associate Partner

Chartered Architectural Technologist

01444 452604

07840 854218

www.gouldbaxter.co.uk

Gould Baxter is the trading name of Gould Property Consultants LLP. Registered in England and Wales with Partnership No. OC318407
Registered office: 2 Lucastes Mews, Haywards Heath RH16 1HE



From: Stephen Manning

Sent: 08 July 2025 14:26

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Matthew Comber <mc@gouldbaxter.co.uk>

Cc: Richard Carr <southernrockproperty@gmail.com>; HH Filing <ghfiling@gouldbaxter.co.uk>; Tim Mole <tmm@gouldbaxter.co.uk>

Subject: RE: 2025.07.08 Re: DM/24/3050 FW: GH652 Riverside - Supporting Planning Documentation and Section

Dear Rachel,

Thank you forwarding this over. I can confirm this is with our consultant and we will respond as soon as practicable.

For expediency, I will CC MSDC Drainage when issuing the updated drawings to yourself.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

Associate Partner

Chartered Architectural Technologist

01444 452604

07840 854218

www.gouldbaxter.co.uk

Gould Baxter is the trading name of Gould Property Consultants LLP. Registered in England and Wales with Partnership No. OC318407
Registered office: 2 Lucastes Mews, Haywards Heath RH16 1HE



From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Sent: 08 July 2025 13:32

To: Stephen Manning <sm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>

Cc: Richard Carr <southernrockproperty@gmail.com>

Subject: FW: 2025.07.08 Re: DM/24/3050 FW: GH652 Riverside - Supporting Planning Documentation and Section

Dear all,

Please see below and respond accordingly.

I look forward to receiving the amended attached drawings.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

www.midsussex.gov.uk

01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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

Sent: 08 July 2025 11:52

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

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

Subject: 2025.07.08 Re: DM/24/3050 FW: GH652 Riverside - Supporting Planning Documentation and Section

Dear Rachel,

We have reviewed the additional information provided. This can be quickly resolved. Please can you request that the following is reviewed, and correct drawings supplied.

It seems the shaded colour band volume's (see tables below) are not illustrated on the pre and post development plans (see attached) only solid blue areas for both plans . The pre and post development plans need to show the 0.20cm compensatory bands (***ideally in different colours so the bands can be easily distinguished***) up to 10.84m AOD to demonstrate that level for level compensatory flood storage has been provided. The applicant should be advised that you cannot provide level for level compensation by lowering land already below the flood level 10.84m AOD.

FLOOD STORAGE PRE AND POST DEVELOPMENT COMPARISON

EXISTING FLOOD STORAGE VOLUME BELOW THE 1% AEP PLUS CC (10.84mAOD)				
NUMBER	MIN ELEVATION (m)	MAX ELEVATION (m)	COLOUR	BAND VOLUME (m3)
1	0.000	0.200	■	915.5
2	0.200	0.400	■	850.7
3	0.400	0.600	■	779.6
4	0.600	0.800	■	695.2
5	0.800	1.000	■	618.9
6	1.000	1.200	■	547.7
7	1.200	1.400	■	470.7
8	1.400	1.600	■	380.1
9	1.600	1.800	■	279.7
10	1.800	2.000	■	198.4
11	2.000	2.200	■	148.3
12	2.200	2.400	■	120.0
13	2.400	2.600	■	95.3
14	2.600	2.800	■	56.6
15	2.800	3.000	■	8.6
16	3.000	3.200	■	0.2

PROPOSED FLOOD STORAGE VOLUME BELOW THE 1% AEP PLUS CC (10.84mAOD)				
NUMBER	MIN ELEVATION (m)	MAX ELEVATION (m)	COLOUR	BAND VOLUME (m3)
1	0.000	0.200	■	919.6
2	0.200	0.400	■	861.2
3	0.400	0.600	■	790.5
4	0.600	0.800	■	705.0
5	0.800	1.000	■	624.4
6	1.000	1.200	■	549.6
7	1.200	1.400	■	471.0
8	1.400	1.600	■	385.1
9	1.600	1.800	■	279.7
10	1.800	2.000	■	198.4
11	2.000	2.200	■	148.3
12	2.200	2.400	■	120.0
13	2.400	2.600	■	95.3
14	2.600	2.800	■	56.6
15	2.800	3.000	■	8.6
16	3.000	3.200	■	0.2

Upon receipt of these amendments to the plans we can re review with further comment. Should this information reach us by 3pm today, we are able to respond today.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

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.