

Joanne Fisher

From: Jethro Sifflet [REDACTED]
Sent: 01 December 2025 09:14
To: Emma Jackson; Joanne Fisher; drainage
Cc: Tim Rodway | Rodway Planning; John Bullivant
Subject: RE: DM/25/1535 - Twinham, Hurst Road, Hassocks
Attachments: Rain Garden Simulation Results Summary Page 814.pdf; Rain Garden Manhole and Pipe 1.004 Simulation results pages 841-843.pdf

Dear Emma,

Thank you for your email.

I have attached a copy of the Rain Garden results (page 814) along with the flows and levels tables for the rain garden (pages 841–843). Both documents show that there are zero flows leaving the rain garden by any mechanism other than infiltration.

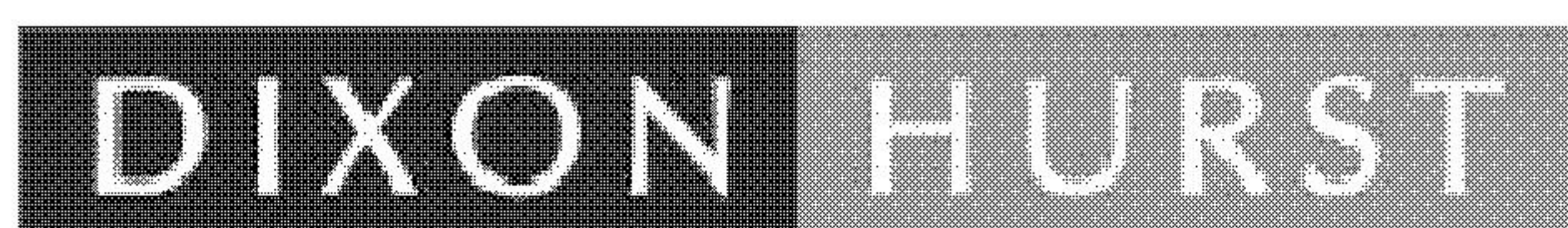
The Rain Garden Simulation Summary page confirms that the pipe flow from the rain garden is zero, and the tables on pages 841–843 show that both the total overflow (O/F) and the pipe flow are also recorded as zero.

Given this information, we are unclear about the basis for the statement that water is leaving the system via other means.

I would be happy to discuss the design with you or your drainage engineer at the earliest opportunity so that the condition can be discharged.

Kind regards,

Jethro Sifflet



Studio, 56 First Avenue, Hove, East Sussex, BN3 2FF

Telephone: [REDACTED]

website: www.dhk.co.uk

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From: Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Sent: 01 December 2025 08:39
To: Jethro Sifflet [REDACTED] Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; drainage <drainage@midsussex.gov.uk>
Cc: Tim Rodway | Rodway Planning [REDACTED] John Bullivant [REDACTED]
Subject: RE: DM/25/1535 - Twinham, Hurst Road, Hassocks

Good morning Jethro,

Thank you for your email.

The calculations show that water is leaving the system via other means in addition to infiltration. No water should leave the system except through infiltration.

Please could you cross check the calculation submission paperwork, that they record the same detail as the model documentation and that no water leaves the system. Please resubmit corrected.

From reviewing the model results, the supplied half drain time for the raingarden does not appear to correlate with the supplied network results

Regarding the above comment, please could you check the model results, and the supplied network submission are in alignment.

Upon receipt of the corrected submission, we will review to reply soonest,

Best Wishes
Emma

Flood Risk and Drainage Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
www.midsussex.gov.uk

From: Jethro Sifflet [REDACTED]
Sent: 30 November 2025 16:21
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>; drainage <drainage@midsussex.gov.uk>; Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Cc: Tim Rodway | Rodway Planning [REDACTED] John Bullivant [REDACTED]
Subject: RE: DM/25/1535 - Twinham, Hurst Road, Hassocks

Dear Joanne / Emma,

I hope this finds you well.

Thank you for your letter (Ref: DM/25/1535, dated 20th November) indicating that the Council is unable to discharge Planning Condition 4 and requires further drainage information in relation to the discharge of this condition for Twinham, 34 Hurst Road, Hassocks, West Sussex.

We are very disappointed with this outcome, as the additional information provided clearly confirms that no water is leaving the rain garden by any means other than infiltration. The half-drain time assessment for the rain garden under the 1 in 100 year + 45% climate change winter return period storm event (960-minute duration) demonstrates that the system drains down satisfactorily within 24 hours.

The critical 1 in 100 year winter storm event for the rain garden is the 940-minute duration. The maximum water level in the rain garden during this event is 63.637 m AOD, and the outflow is zero (refer to page 814 of the drainage calculations).

At the rain garden location, the ground level is 64.00 m AOD. The rain garden has a top cover level of 63.85 m AOD and a base level of 63.10 m AOD, giving a depth of 750 mm. The maximum water level of 63.637 m AOD equates to a depth of 537 mm, meaning all water is contained within the system, and no water leaves the rain garden by any means other than infiltration.

The calculations show that for the critical 1 in 100 year winter storm (940-minute duration), the total drain-down time of the rain garden is 21.20 hours, with a half-drain time of 10.60 hours. Even disregarding the half-drain time, the system clearly drains down within the required 24-hour period.

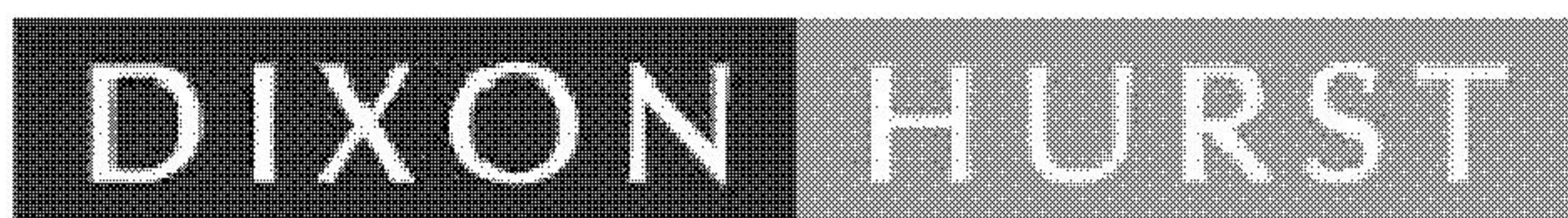
We have already provided clarification regarding the dummy manhole and the depth/flow arrangement used to simulate the functioning of the rain garden.

We trust that this additional information satisfactorily addresses your queries and enables the discharge of Planning Condition 4.

I would be happy for you to arrange an urgent one-to-one meeting with your drainage engineer to resolve any outstanding concerns.

Kind regards,
Jethro Sifflet

Kind Regards,
Jethro Sifflet



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Telephone: [REDACTED]

website: www.dhk.co.uk

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From: Tim Rodway | Rodway Planning [REDACTED]
Sent: 28 November 2025 16:55
To: John Bullivant [REDACTED]
Cc: Jethro Sifflet [REDACTED]
Subject: FW: DM/25/1535 - Twinham, Hurst Road, Hassocks

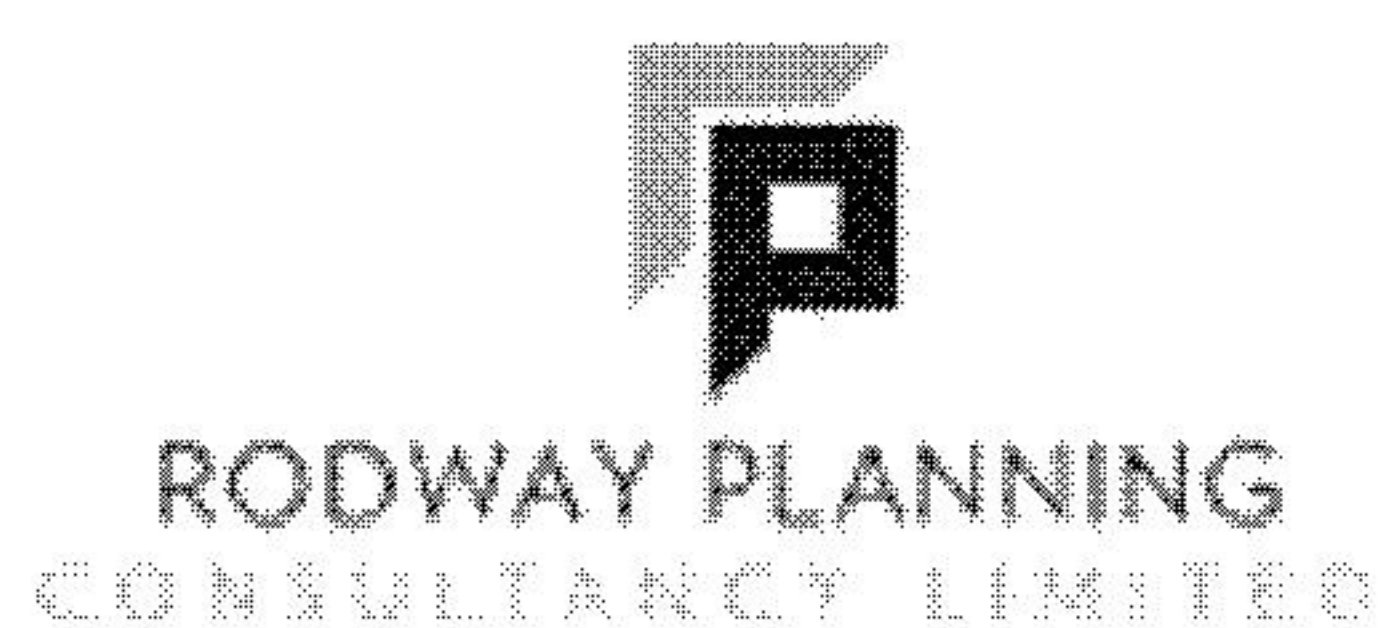
Good afternoon John,

Please see attached a further update from MSDC re. drainage. Further information is again being requested. I have copied in Jethro so that he can review and comment.

Best regards,

Tim

TIM RODWAY
DIRECTOR / [REDACTED]



RODWAY PLANNING CONSULTANCY / [REDACTED] / RODWAYPLANNING.CO.UK

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 28 November 2025 15:20
To: Tim Rodway | Rodway Planning [REDACTED]
Subject: DM/25/1535 - Twinham, Hurst Road, Hassocks

Dear Tim,

I refer to the above application and the further information submitted by Jethro on the 11th and 20th November to address condition 4.

Please find attached my response in respect of this. Further information is still required as unfortunately the calculations provided show that water is leaving the system via other means in addition to infiltration and the model results do not correlate.

Prior to the submission of the requested information, I would suggest that your drainage consultant takes time to check through all the details to ensure that the details correlate and addresses the points raised.

Please note that upon receipt of the additional requested information that there is a 21-day consultation period to allow the Drainage Team to consider additional information. This will however be considered at their earliest convenience, but please be aware that they do have other applications they are currently looking at.

I appreciate that this may be disappointing, but I trust it sets the planning position.

Kind regards

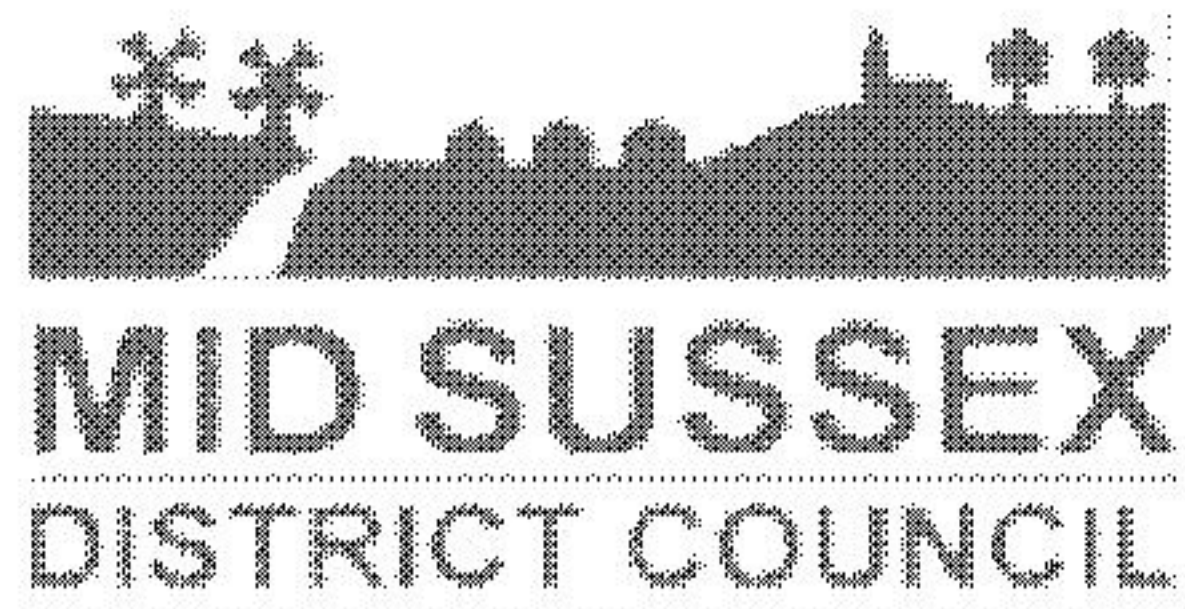
Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

Tel: 01444 477330

joanne.fisher@midsussex.gov.uk

www.midsussex.gov.uk



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