

From: James Holt <jh@gouldbaxter.co.uk>
Sent: 26 June 2026 15:48:42 UTC+01:00
To: "John Flower" <j.f.flower@btopenworld.com>; "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "Rob Harrington" <rh@gouldbaxter.co.uk>; "Tim Mole" <tmm@gouldbaxter.co.uk>; "Sharon Flower" <sharon.c.flower@gmail.com>
Subject: RE: Compliance with Condition 3 (drainage)

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Dear Mr Flower,

Further to receiving a copy of your email to Stefan Galyas at MSDC Planning, we felt it would be helpful to explain the steps we have been taking to obtain the information that has been requested from the MSDC Drainage Officer.

The information being requested by the planners seems to be unusual, given their role is usually about checking and approving proposed designs (which we've provided), rather than checking that the completed works comply with Building Regulations (as they seem to be doing). We sought clarification from Stefan as to what information they were seeking, to which he requested to *'advise any further on the background of the application and confirm whether the drainage strategy has been signed off.'*

Following this request, we have been in contact with Malcolm McKemey at EAS, Sally Card at Socotec (Angela Simpson's replacement), and Rob Quayle at Southern Contractors. Having established that the partial completion did not include the drainage element, we have been seeking to obtain photographs taken during the installation phase. These photographs, requested in Socotec's Drainage Inspection report, will be able to confirm to Socotec that the works were inspected and deemed acceptable to Socotec as per the agreed scope. The next step is to have a further discussion with Sally at Socotec, presenting to her the Drainage Report, photographs, soakage testing calculations (appended to the EAS report, already supplied to her), along with an explanation of the subsequent works to seal the covers, and seal the electricity ducting. We are aiming to achieve a position where Socotec can provide written confirmation that the drainage is acceptable, which appears to be the scenario MSDC are seeking.

As you can see from the above, we have been making concerted efforts to gather information from the various relevant parties, in order to establish the status of the sign-off. This is why it is taking a little while to gather the information, but we assure you, we are working hard to do so.

We have received some of the information requested and expect to receive additional input next week at which point we will provide a further update to you and MSDC.

Kind regards
James



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From: John Flower <j.f.flower@btopenworld.com>
Sent: 24 June 2026 15:19
To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>

Cc: Rob Harrington <rh@gouldbaxter.co.uk>; Tim Mole <tmm@gouldbaxter.co.uk>; James Holt <jh@gouldbaxter.co.uk>; Sharon Flower <sharon.c.flower@gmail.com>

Subject: Compliance with Condition 3 (drainage)

Dear Stefan

It was helpful to speak to you earlier today to get an understanding of why there is yet another delay in approving a Variation of Condition 3 on our site. Needless to say, we were astonished that in spite of many attempts by you, Gould Baxter have failed to provide you with the information that you have requested.

I have attached the document that I put together for Beth Hoyland-Smith on 3 November 2025, nearly 8 months ago. You will see that there is a catalogue of significant issues. Some key points that you asked for today are probably answered in this document.

Angela Simpson (Socotec) was the Building Inspector throughout the build and subsequently.

2 December 2022 - Socotec stated that they had not received confirmation of what drainage system had been installed.

4 May 2023 - Gould Baxter confirmed that they did not have the specification of the septic tank and confirmed that Building Control had not signed off the drainage system.

24 July 2023 - A significant meeting took place on site:

1. It was found that only 50% of the Soakaway had been installed.
2. Malcolm McKerney (EAS) expressed surprise that his drainage design had not been implemented and that the septic tank had been placed at the lowest point of the site.
3. Angela Simpson (Socotec) also attended and approved the proposed work to remedy the drainage issues.

I also draw your attention to the reply we received on 7 August 2024 from Tracy Robinson in response to a letter we sent in July alleging failures by Socotec.

The question as to whether Building Control ever signed off the drainage issues unclear. In order to get partial sign off, Angela Simpson required us to do a number of things which we did, but drainage wasn't one of them.

I hope all of this is helpful to you and I want to assure you that Sharon and I will fully cooperate in helping you to find answers to any further questions/issues.

Kind regards

John

Sent from my iPhone