

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 15 July 2025 17:24:06 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Francesca Winslow" <francesca@prhomesdirect.com>; "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>; "Gary Winslow" <Prhomesdirectltd@gmail.com>
Subject: Re: 2025.07.01 RE: 2025.06.26 Re: DM/25/1107 & DM/25/1108 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16 1DB
Attachments: 3428 14E Proposed Ground.pdf, 3428 12D Proposed Site Layout.pdf

Dear Rachel

I replied to your email straight away, and then re-forwarded the email from Ryan Harbourne straight after this. Our clients who were copied in received the same emails so they must be being filtered by your spam filters.

I notice that the email (but not the attached files) were also uploaded to the Mid Sussex District council planning website on 2nd July so has definitely been received by planning, and the drainage consultants should have been able to access these files easily from the email.

I attached updated drawings showing the paved area to the front of the building reduced and turned to planting, and also showing lighting.

Please confirm if this is acceptable.

The drawings files are;

3428 01 Site Location and Block Plan.pdf
3428 02 Existing Site Layout.pdf
3428 03 Existing Lower Ground.pdf
3428 04 Existing Ground.pdf
3428 05 Existing First.pdf
3428 06 Existing Second.pdf
3428 07 Existing Elevations.pdf
3428 12D Proposed Site Layout.pdf
3428 13C Proposed Lower Ground.pdf
3428 14E Proposed Ground.pdf
3428 15D Proposed First.pdf
3428 16D Proposed Second.pdf
3428 17F Proposed Third.pdf
3428 18H Proposed Elevations.pdf
3428 28B 1 to 20 Details.pdf
3428 29B 1 to 20 Section.pdf
3428 30B 1 to 20 Section.pdf
3428 31B 1 to 20 Section.pdf
3428 32B 1 to 20 Section.pdf
3428 35A Third Floor Side Elevations.pdf
3428 34A Third Floor Rear Elevation.pdf
3428 33A Third Floor Front Elevation.pdf
3428 36A Window details.pdf

3428 37 Door details.pdf

We believe we have addressed all Annas comments and she said she had no further comments.

Kind regards

Nicholas Edmonston

CKA Architectural
www.ckaa.co.uk
nicholas@ckaa.co.uk
01323 729516

On 15 Jul 2025, at 16:43, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Hi Francesca,

Please see below.

I sent a recent email to Nicholas asking him to double check the website to ensure that all the latest drainage information was accessible for the drainage engineers and haven't heard back. I did upload all of the documents received but wanted it to be double checked by yourselves.

As for landscaping, Anna has asked for more low level shrubs or ornamental to be introduced. The current proposals are considered to be substandard. Nicholas sent an email asking me where these could go? It is not for me to advise on the planting arrangement, so please can this be addressed. Please can you also check all comments in red have been addressed on Anna's email sent on 26th June.

It would also be helpful to have a list of the drawings to be considered for determination and those to be superseded could be provided to cross reference.

Many thanks,

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: 14 July 2025 14:00
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: RE: 2025.07.01 RE: 2025.06.26 Re: DM/25/1107 - Central Education Ltd
Barclay Court Market Place Haywards Heath West Sussex RH16 1DB

Thank you Rachel,

Received and passed forward to the Engineers. In the event this all still jams in the system, are all docs now on the portal?

To support I have sent a list of the Docs for the Engineer to source from the public domain.

Will come back to you upon comments received from the Engineer – anticipate WC 21.07.25

Best Wishes
Emma

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

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Sent: 14 July 2025 12:07
To: drainage <drainage@midsussex.gov.uk>
Subject: FW: 2025.07.01 RE: 2025.06.26 Re: DM/25/1107 - Central Education Ltd
Barclay Court Market Place Haywards Heath West Sussex RH16 1DB

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 14 July 2025 10:12

To: Nicholas Edmonston <nicholas@ckaa.co.uk>; Rachel Richardson <rachel.richardson@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>; Emma Jackson <emma.jackson@midsussex.gov.uk>

Subject: Fw: 2025.07.01 RE: 2025.06.26 Re: DM/25/1107 - Central Education Ltd
Barclay Court Market Place Haywards Heath West Sussex RH16 1DB

Hi Emma,

Please see attached the requested drainage information relating to 1-3 Barclay Court. If you could confirm that you have received the files and that they are able to open on your side that would be great as I understand there was an issue with this prior.

Anything further that you require do not hesitate to reach out.

Thank you.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933

Website: newhomessussex.com

From: Nicholas Edmonston <nicholas@ckaa.co.uk>

Sent: Monday, July 14, 2025 9:56 am

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

Cc: Francesca Winslow <francesca@prhomesdirect.com>; Gary Winslow <Prhomesdirectltd@gmail.com>

Subject: Fwd: 2025.07.01 RE: 2025.06.26 Re: DM/25/1107 - Central Education Ltd
Barclay Court Market Place Haywards Heath West Sussex RH16 1DB

Dear Rachel

Here is the email from 2nd July.

All the attached files are very small. The only one over 1mb at 3.4mb.

Kind regards

Nicholas Edmonston

CKA Architectural

www.ckaa.co.uk
nicholas@ckaa.co.uk
01323 729516

Begin forwarded message:

From: ryan harborne <r.harborne@borneprojectservices.co.uk>
Subject: 2025.07.01 RE: 2025.06.26 Re: DM/25/1107 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16 1DB
Date: 2 July 2025 at 09:42:30 BST
To: Emma Jackson <Emma.Jackson@midsussex.gov.uk>, "drainage@midsussex.gov.uk" <drainage@midsussex.gov.uk>
Cc: Francesca Winslow <francesca@prhomesdirect.com>, Nicholas Edmonston <nicholas@ckaa.co.uk>, PR Homes Direct Office <office@prhomesdirect.com>, Gary Winslow <prhomesdirectltd@gmail.com>, Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Dear Mid Sussex Flood Risk and Drainage Team,

Thank you for your comments regarding the proposed drainage scheme. Please find our responses below:

I have attached the submitted drainage information for assistance.

Storm Discharge Rate

- Following pre- and post-development hydraulic modelling of the network and direct consultation with Southern Water, a revised discharge rate of 7.5 l/s (2-year + 45% climate change allowance) has been established via the attenuation system.
- As part of the agreed drainage strategy, Southern requested the removal of all existing surface water flows from the public foul sewer. While this has been achieved, an allowance had to be made due to constraints imposed by the site topography and the existing infrastructure layout. Southern Water expressed a preference to avoid the introduction of a pumped surface water system, and as such, the current layout was developed to operate under gravity wherever feasible.
- These technical and spatial constraints were acknowledged during consultation and are fully reflected in the approved drainage layout. The proposed discharge rates have been formally approved under Southern Water's S106 application (Ref: DSA000041244).

Pollution Mitigation:

- A proprietary Sump Filter Chamber (SFC) has been incorporated upstream of the attenuation tank to provide the necessary treatment for the site's "low" pollution hazard, associated with a residential parking area comprising six spaces.
- The SFC includes a removable and washable filter unit, specifically designed to capture sediment, hydrocarbons, and other surface-derived pollutants from trafficked areas before flows enter the storage system
- The downstream cellular storage tank (AT1) is a sealed, non-infiltrating unit, ensuring there is no risk of ground contamination.
- All components have been designed to ensure safe and effective access for inspection and maintenance, in accordance with manufacturer specifications and CIRIA SuDS Manual (C753) guidance.

Management & Maintenance:

- A long-term maintenance drawing has been established for the drainage network, encompassing regular inspections, cleaning, and servicing of the drainage assets. These elements are all designed with appropriate access to facilitate effective maintenance.
- Responsibilities are to be assigned to a site-wide management company, secured through the estate's legal and ownership structure. The Maintenance Task Plan and frequency schedule are outlined in drawing 24079-DR-D-0350-S4-P03 (Common Parts Maintenance), align with the CIRIA SuDS Manual (C753) and cover monthly, annual, and occasional maintenance operations.
- This plan ensures that the system remains functional, safe, and sustainable throughout its lifetime.

Foul Sewer Connection:

- The proposed discharge rates have been formally approved under Southern Water's S106 application (Ref: DSA000041244).

I trust the above is clear; however, please do not hesitate to contact me should you require any further information.

Regards

Ryan Harborne

Principal

m: 07815204624 e: r.harborne@borneprojectservices.co.uk

Please note that I will be away from the office from **July 26, 2025**, to **August 12, 2025**. Email monitoring will be limited during this period, and responses may be delayed. I appreciate your understanding.



Borne Project Services Ltd

11 Richardson Road, Royal Tunbridge Wells, Kent, TN4 9PB

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