

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 14 July 2025 09:55:39 UTC+01:00
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
Attachments: 24079-CA-D-2000-S4-P03 (Drainage Calculations).pdf, 24079-DR-D-0100-S2-P01 (Existing Drainage Survey).pdf, 24079-DR-D-0350-S4-P03 (Common Parts Maintenance).pdf, 24079-DR-D-1200-S4-P03 (Drainage Scheme).pdf, 24079-DR-D-1220-S4-P02 (Drainage Details 1).pdf, 24079-DR-D-1221-S4-P01 (Drainage Details 2).pdf, 24079_S106 - Approval Letter 27-03-2025.pdf, 24079_L1 Response Letter - Foul YES SW YES.pdf

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 7.5l/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.

BPS

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