

From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 21 October 2025 18:00:51 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: FW: URGENT - DM/25/1535 - Twinham, 34 Hurst Road
Attachments: Twinham 34 Hurst Road Hassocks - Drainage Calculations Rev03 .pdf

Hi Steve,

I hope that you are well.

I am very sorry to bother you with this, but I am really hoping that you can assist with this matter in Joanne Fisher's absence. We have a Client who urgently needs a drainage condition discharged. This has been going on since June, and the delays are causing our client considerable financial and practicality issues, as the lack of approval of drainage matters is holding up works commencing on-site. The latest request for further information is responded to below in my email to Joanne and the attached updated drainage details. Please can you forward this information onto the Council's Drainage Engineers and ask them to review and respond to you as soon as possible.

We would be very grateful if you could expedite this and hopefully get the matter resolved this week thereby allowing the groundworkers to start on-site.

I look forward to hearing from you.

Best regards,

Tim

TIM RODWAY
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From: Tim Rodway | Rodway Planning
Sent: 21 October 2025 17:50
To: 'Joanne Fisher' <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Joanne,

I refer to our recent correspondence in respect of the discharge of conditions application relating to the above site. In relation to the outstanding drainage matters please see Dixon Hurst Limited's comments below, responding to the queries raised by the Mid Sussex Drainage Engineers. Additionally, attached is Dixon Hurst's revised drainage report.

1) Due to the land levels being lowered, the base of the infiltration feature being greater than 300mm below the new ground level, and the large variance in infiltration rates between the previous tests, it is requested that infiltration testing is undertaken at the same level as the base of the proposed infiltration feature. Repeat tests should also be provided, in line with BRE365.

Dixon Hurst Limited Comments: Please find attached revised drainage calculations based on the worst-case site infiltration rate of 1.239×10^{-6} m/s (0.0446 m/hr), from BRE 365 infiltration tests undertaken at the base of the rain garden on 20/10/2025 and 21/10/2025.

2) As the discharge from the site is via infiltration, the discharge rate into the soakaway is not the issue. The combined design simulation of the attenuation tank and rain garden should be run for a range of run times and storm durations, and with a CV value of 1.0.

Dixon Hurst Limited Comments: Please refer to the combined drainage simulation calculations for the drainage system, including both the attenuation tank and the rain garden. A CV value of 1.0 has been applied. We have also provided separate designs for the attenuation tank and the rain garden.

3) A half-drain time calculation for the rain garden should be provided for the combined design simulation of the attenuation tank and rain garden.

Dixon Hurst Limited Comments: Please refer to the combined drainage simulation calculations for the 30-minute flood check, as well as the 120-minute and 360-minute critical storm durations for the attenuation tank and rain garden.

4) The combined design simulation of the attenuation tank and rain garden includes two orifice plates—one in the attenuation tank and a separate flow-control in a rain garden manhole. Please provide further details on the flow control in the rain garden.

Dixon Hurst Limited Comments:

We have omitted the (dummy) flow control in the rain garden manhole, as it was only included to cancel out the effects of manhole representation in the simulation design.

As you are aware, this is a very urgent matter for our Clients. We would therefore be grateful if you could ask the MSDC Drainage Engineers to urgently review this further information and come back to you with their agreement that the condition can be discharged. We look forward to hearing from you in this respect at the earliest opportunity.

Best regards,

Tim

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 16 October 2025 15:39
To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Subject: RE: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Tim,

I note the contents of your email and the works you will be carrying out on Monday to undertake further drainage investigations to address the further information request in respect of condition 4 as set out in my email yesterday.

Having considered the works being undertaken, I do not consider it necessary for either myself or the Council's Archaeology Consultant to supervise these works. However, thank you for the invite.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 16 October 2025 12:02
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Joanne,

I refer to your email of yesterday in respect of the above, and in particular the drainage condition.

The Applicant has advised that on Monday 20th October at 9am the groundworkers are going to dig a trial pit and the Applicant's Drainage Consultant (Jethro at Dixon Hurst) will be on-site to supervise this work and take the required measurements/photographs etc. The Applicant invites you to visit the site on Monday morning so that you can see this being undertaken for yourself. When responding please could you also confirm that the archaeologists do not need to supervise this test.

Many thanks, and best regards,

Tim

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 15 October 2025 16:29
To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Subject: RE: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Tim,

I refer to your email of Monday afternoon concerning the above application and your response to the further information request from the Council's Drainage Team.

This and all documents referred to has been reviewed and considered by the Council's Drainage Team who have provided the following response:

'Due to the land levels being lowered, the base of the infiltration feature being greater than 300mm below the new ground level and the large variance in infiltration rates between the previous tests, it is requested that infiltration testing is undertaken at the same level as the base of the proposed infiltration feature. Repeat tests should also be provided, in line with BRE365.

*As the discharge from the site is via infiltration, the discharge rate into the soakaway is not the issue. The combined design simulation of the attenuation tank and raingarden should be run for range of run times and storm durations and with a CV value of 1.0.
A half drain time calculation for the raingarden should be provided for combined design simulation of the attenuation tank and raingarden.*

The combined design simulation of the attenuation tank and raingarden includes two orifice plates, one the attenuation tank and a separate flow-control in a raingarden manhole. Please provide further details on the flow control on the raingarden.'

In light of this additional information is requested to address the above.

I look forward to receiving this from you.

Kind regards

Joanne

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From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Sent: 13 October 2025 15:46

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Joanne,

I refer to your email of 9th October in respect of the above.

The Applicant's drainage consultant (Dixon Hurst Limited [DHL]) have now had the opportunity to review the comments received, including the 4 bullet points in your recent email, and they have provided the following response (Dixon Hurst Limited comments in **red text**, which refer to previously submitted information):

MSDC: The infiltration testing should also be carried out at the same invert level as the base of the proposed infiltration feature;

Dixon Hurst response: Our assessment of the original trial pit soakaway test undertaken indicated the upper ground strata have a calculated infiltration rate of approximately 8 .54 10⁻⁶ m/s. Please refer to pages 53-54 in the drainage calculations.

MSDC: A range of run times and storm durations should also be presented for the network calculations;

Dixon Hurst response: We have provided Micro Drainage calculation for the 1 in 1 year , 1 in 30 years and 1 in 100 years + 45% climate change for the attenuation tank , rain garden together with the combined design simulation of the attenuation tank and rain garden. The flow rate from the attenuation have been restricted to Greenfield discharge QBar 0.4 l/s.

MSDC: Evidence should be provided that the rain garden has a half drain time of less 24 hours when the attenuation tank is discharging into it;

Dixon Hurst response: Please refer to the 1 in 100 years+45% Micro Drainage calculations for attenuation tank and rain garden the half drain times are 347 minutes and 136 minutes respectively.

MSDC: Further details regarding how the orifice plate flow control on the rain garden should be provided.

Dixon Hurst response: Please refer to DHL drawing No. 11 Sheet 2 of 2 , Shows a section through attenuation tank, orifice flow control and rain garden. The orifice plate diameter is provided in the Micro Drainage calculations for attenuation.

We would be very grateful if you could review this information as soon as possible. As we have highlighted in our previous correspondence, our Client is due to commence works on site imminently. Therefore please could ensure that this last remaining drainage matter is prioritised, and hopefully you will be in a position to confirm that the condition is discharged no later than Friday 17th October.

We look forward to hearing from you.

Best regards,

Tim

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 09 October 2025 14:39

To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Subject: RE: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Tim,

I note the contents of your email of Tuesday and appreciate your frustration on the request for further additional information to address the drainage condition.

Having looked at the letter I sent I consider that it clearly sets out the further information that is required in respect of:

- The infiltration testing should also be carried out at the same invert level as the base of the proposed infiltration feature;
- A range of run times and storm durations should also be presented for the network calculations;
- Evidence should be provided that the rain garden has a half drain time of less 24 hours when the attenuation tank is discharging into it;
- Further details regarding how the orifice plate flow control on the rain garden should be provided.

I note that you have requested a call between the Councils Drainage Consultants and Dixon Hurst to discuss what is exactly required to address the further information request and discharge the condition. Unfortunately, we no longer offer this service to allow direct discussions and queries have to come through the case officer.

Within the Planning section of the Councils website, there is a section on Flood Risk and Drainage for Planning. On this page it sets out a checklist for the information which is required to be submitted at the discharge of conditions stage which has been provided by the Flood Risk & Drainage Team: [Flood Risk and Drainage for Planning - Mid Sussex District Council](#)

I appreciate this may be disappointing; however, I trust it sets the position in respect of the discharge of condition process.

Kind regards

Joanne

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From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Sent: 07 October 2025 20:19

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: URGENT - DM/25/1535 - Twinham, 34 Hurst Road

Dear Joanne,

I refer to your recent correspondence in respect of the ongoing Discharge of Conditions application for the new dwelling adjacent to Twinham at 34 Hurst Road in Hassocks.

It is good news that Condition 11 (ecology/lighting) has been confirmed as discharged. However, it is extremely frustrating that the drainage condition (no.4) remains unresolved.

Following our submission of the Discharge of Conditions application to MSDC in June, we originally received a request for further information from the Council's Drainage Engineer on 21st July, and following additional submissions from the Applicant's Drainage Consultants (Dixon Hurst) we have received further requests for more information/clarification from the Council's Drainage Engineers on 26th August, and then again today. We do feel this could have all been dealt with a lot quicker and without the expense and uncertainty it has created if Dixon Hurst could have had the opportunity to speak directly with the Council's Drainage Engineers. As it stands it does feel like we are going around in circles in respect of this one outstanding matter. As I have previously explained, this is having a huge impact on our Client's intended construction programme, and a consequence of these delays is an unplanned and significant financial outlay. In order to expedite matters moving forward and to avoid any further delays, we consider that this case now warrants a phone call/meeting between Dixon Hurst and the Council's Drainage Engineer. This would allow the drainage specialists to agree what exactly is required to allow the condition to be discharged quickly. We would be extremely grateful if you could arrange for this at the earliest opportunity. If helpful/required, then the meeting could be on Teams with you and I present also?

We look forward to receiving your response as soon as possible.

Best regards,

Tim

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 07 October 2025 08:21
To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Subject: DM/25/1535 - Twinham, 34 Hurst Road

Dear Tim,

Please find attached my response in respect of conditions 4 and 11.

In light of additional information being required in respect of condition 4 a further extension of time will need to be agreed to allow the submission and full and fair consideration of this in consultation with the Council's Drainage Engineer.

Kind regards

Joanne

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Team Leader Applications
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