

From: Debbie Marriage <debbie@djmtpl.co.uk>
Sent: 07 March 2025 08:37:58 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney
Attachments: 241223 DSFRA1 Unit 19 Bolney Grange Business Park RH17
5PB_b_updated_compressed.pdf

Dear Katherine

Please find attached a letter from GTA Civils, addressing the Drainage Team's comments on this application. We anticipate that this clarifies the status of the ditch and overcomes their objection to the proposed extension.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
Tel: 01273 597485
Mob: 07579 822550
Web: djmtpl.co.uk



On 03/03/2025 11:00, Katherine Williams wrote:

Dear Debbie,

Thank you for your email.

Please see the attached further advice from the Flood Risk and Drainage Team following their previous comments.

The Council's Flood Risk and Drainage team do not provide an advice service.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Debbie Marriage <debbie@djmt.co.uk>
Sent: 28 February 2025 10:53
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Hello Katherine

No worries. But we thought that the Drainage Team had a paid service? Is this not correct?

As I understand (and I'm learning as I go here) a 'watercourse' and an 'ordinary watercourse' are not the same thing. This is a man made ditch, with no relationship to the natural network of watercourses (see Appendix 2 of the FRA). The problem we have is that the Drainage Team have not explained WHY they classify this as an "ordinary watercourse". If we don't have their reasoning before us, how can we appropriately respond?

Notwithstanding this, I shall pass your email back to John P and see how we can be able to proceed. John has provided my client with a quote, so subject to Robin agreeing his fees we will put the necessary evidence together.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
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On 28/02/2025 10:42, Katherine Williams wrote:

Dear Debbie,

Thank you for your email and my apologies for missing your call yesterday.

The drainage engineers are consultees and do not get involved in discussions following their comments and all discussions must be through the case officer in writing.

I have gone back to drainage to set out their concerns in more detail, however I note that the FRA provided by GTA states that the drain is a watercourse. If GTA no longer believe that this to be the case can evidence be provided to support this and why the consultant has changed their conclusions on this.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Debbie Marriage <debbie@djmt.co.uk>

Sent: 27 February 2025 13:43

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: Re: DM/25/0096 - Unit 19 Bolney Grange Business Park, Bolney

Dear Katherine

Thank you for alerting me to this. I have just spent 20 minutes on the phone with John Pakenham, Flood Risk Engineer at GTA Civils. This comes down to a difference of opinion between the experts. John and his team are firmly of the opinion that this ditch is not an ordinary watercourse. It does not match up with the local drainage system. It is a dry ditch. Obviously this outside of you and my area of expertise. Can we please organise a meeting between the LLFA officer and our flood risk consultants, because this absolutely needs to be sorted out.

I note that the LLFA don't explain *why* they conclude this is an ordinary watercourse. We need to understand their reasoning as a starting point of negotiations.

kind regards

Debbie

Debbie Marriage BSc (Hons) MA MRTPI
DJM Town Planning
Tel: 01273 597485
Mob: 07579 822550
Web: djmtpl.co.uk



On 27/02/2025 12:33, Katherine Williams wrote:

Dear Debbie,

Please see the attached comments from the Flood Risk and Drainage Team, who have objected to the application.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
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