

Mrs Joanne Fisher
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

6th March 2025

Dear Mrs Fisher,

Planning Application: DM/25/0310

Proposal: *'Proposed erection of 1 No. single storey, self-build dwelling house, with new access and parking on garden land to the east side of Twinham'.*

Site Address: Land Adjacent to Twinham, 34 Hurst Road, Hassocks, West Sussex

We refer to the above Planning Application, and your email correspondence of 24th February 2025, with attached response from the Council's Drainage Engineers (also dated 24th February 2025).

We set out below our response to the points raised by the Drainage Engineers:

1. Evidence to be provided that there is sufficient space on the site to accommodate the proposed surface water soakaway, whilst maintaining the necessary distance from all structures and root protection areas.

Please find attached an amended site layout plan showing a land soakaway drain. It is understood that a long-perforated drain only needs to be located 1.5m from any structure. The drain will run from boundary to boundary and will set within a shingle filled 600mm square trench. The reason we can be so close to the structure with this design is because a running narrow trench, unlike a soakaway, will not cause an isolated point load but will distribute the load across the whole width of the site. We trust that this information is found to be satisfactory at this stage, as the more detailed design of the drainage proposal will be carried out to satisfy any drainage condition and/or Building Regulation submission once planning permission has been granted.

In addition to the amended site layout plan, we also provide a section drawing through the proposed land drain; and a letter from the Applicant's Arboricultural Consultant that confirms that this drainage solution does not give rise to any arboricultural concerns.

2. Evidence to be provided that permission has been obtained to connect to the existing foul pumping station.

An email is attached from Mr John Bullivant, owner of the site and of the pumping station, which confirms permission will be provided to connect and retained in perpetuity should be provided.

3. Evidence to be provided that the existing foul pumping station is adequately sized to take the additional flows.

Please find attached an email from Moody Sewage regarding capacity of the existing pumping station at Twinham. Moody Sewage are the company that installed the existing pumping station, and they confirm that in their view there is sufficient capacity for the needs of both homes (e.g. existing Twinham, and the proposed new dwelling).

4. Evidence to be provided that there is a management and maintenance plan in place for the existing foul pumping station.

The landowners have a Maintenance Contract in place with Moody Sewage for the existing pumping station. They carry out a full service quarterly and attached is a copy of the last report which outlines the work that is carried out at each visit.

We would be grateful if you could now reconsult with the Drainage Engineers on the basis of the attached. If you wish to discuss this further information, then please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited