

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 26 June 2025 14:39:26 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Gary Winslow" <prhomesdirectltd@gmail.com>; "Francesca Winslow" <francesca@prhomesdirect.com>; "planninginvestigations" <planninginvestigations@midsussex.gov.uk>
Subject: DM/25/1108 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16 1DB
Attachments: 3428 12B Proposed Site Layout.pdf, 3428 13C Proposed Lower Ground.pdf, 3428 14C Proposed Ground.pdf, 3428 15C Proposed First.pdf, 3428 16C Proposed Second.pdf, 3428 18F Proposed Elevations.pdf

Updated drawings attached for DM/25/1108.

Please confirm if you require further information.

Kind regards

Nicholas Edmonston

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

On 26 Jun 2025, at 14:36, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Dear Nicholas,

Condition 3 is a drainage related pre commencement condition. You have applied under DM/25/1107 to discharge this.

DM/25/1108 is not a discharge of conditions application. It is a variation of condition 2 to seek permission to amend the drawings approved under DM/23/3230.

As advised previously, these are separate applications and need to be treated as such. You will need to specifically instruct me to make changes to both applications.

Please provide the appropriate latest set drawings/information for DM/25/1108 to correspond to DM/25/1107. If DM/25/1108 is up to date then nothing needs to be done.

I hope this clarifies the position.

Kind regards,

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: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 26 June 2025 13:55
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Gary Winslow <prhomedirectltd@gmail.com>; Francesca Winslow <francesca@prhomedirect.com>; planninginvestigations <planninginvestigations@midsussex.gov.uk>
Subject: Re: 2025.06.26 Re: DM/25/1107 & DM/25/1108 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16 1DB

Hi Rachel

We appreciate that the conditions require discharging, that was why I was asking if there was a way to allow the works continue somehow.

I am not too sure why the drainage matters are affected by the changes in materials. Why are the Flood Risk and Drainage Team consulted on these?

Please can you confirm what you require of us to discharge DM/25/1108 ?

As far as we are concerned we have sent all updated drawings to you which will need to apply to both applications.

Kind regards

Nicholas Edmonston

CKA Architectural

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

On 26 Jun 2025, at 13:48, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Dear Nicholas,

Thank you for your email.

For convenience, please find attached a copy of the planning permission decision letter which includes all of the planning conditions.

Please note that conditions 3-9 and 11 are pre commencement conditions and all of them need to be discharged prior to works commencing on site otherwise you will be in breach of the conditions and technically won't have a planning permission in place, as it will be null and void. The works will constitute unauthorised development and you will be proceeding at your own risk. The enforcement team may also consider it necessary to investigate and take further action.

I have passed you the drainage comments as soon as I was in receipt of them to avoid further delay. The delay is essentially due to the proposed changes in materials which is being dealt with. I am awaiting Anna's comments following your recent submissions. Once Anna has come back to me and is happy with the changes and you have satisfied the requirement of the drainage engineers, I will then be in a position to discharge the conditions and subsequently also determine DM/25/1108.

As advised previously, in order for me to determine DM/25/1108 you will need to ensure that all changes made for DM/25/1107, are reflected for application ref: DM/25/1108. Otherwise, it will cause further delays.

Please access the website which I keep up to date for comments received from consultees.

I hope this clarifies the latest planning position.

Kind regards,

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: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 26 June 2025 13:10
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Gary Winslow <prhomesdirectltd@gmail.com>; Francesca Winslow <francesca@prhomesdirect.com>
Subject: Re: 2025.06.26 Re: DM/25/1107 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16 1DB

Hi Rachel

As you can imagine this is extremely disappointing to have only been told about this from Flood Risk and Drainage Team when the application has been with them for 8 weeks. Do you know why we haven't been told about the issues earlier?

Are there any other consul-tees you are still awaiting for responses for that could cause further delays?

This is likely to cause many weeks delay whilst our consultant liaises with Southern Water and then we await on Flood Risk and Drainage Team again.

Is this anything that can be done to discharge the other conditions and allow our client to continue with the demolition works?

Kind regards

Nicholas Edmonston

CKA Architectural

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

On 26 Jun 2025, at 12:47, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Dear all,

Please see the drainage comment below requesting further information. Please respond accordingly. Once I have received the additional information I will also have to re consult.

Please note that due to the additional and amended information recently received the new expiry date for receipt of comments from the urban designer is 15th July.

Given the above, I am not yet in a position to discharge the pre commencement conditions.

I look forward to hearing from you at your convenience.

Kind regards,

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: 26 June 2025 10:33
To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2025.06.26 Re: DM/25/1107 - Central Education Ltd
Barclay Court Market Place Haywards Heath West Sussex RH16
1DB

Dear Stefan,

The Flood Risk and Drainage team have reviewed the information submitted and have the following comments:

Surface Water

It is proposed for surface water from part of the site to be discharged via cellular storage at an attenuated rate with the majority of the remaining site discharging at an unattenuated rate to a Surface Water Sewer.

The discharge rate from the attenuation is significantly higher than 0.6l/s provided at the application stage. Justification as to why should be provided.

Details relating to pollution mitigation should be provided now the permeable paving has been removed.

Communication with Southern Water should be provided regarding the discharge location and rate.

A management and maintenance plan should be provided.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Foul Water

The development will discharge into the public foul sewer. This is considered acceptable in principle.

Evidence of communication with Southern Water should be provided.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

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