

From: peter@pgqproperty.co.uk <peter@pgqproperty.co.uk>
Sent: 21 February 2025 16:39:18 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: ""Mat Jackson"" <Mat.Jackson@westsussex.gov.uk>
Subject: DM/24/2970 - Capital Hair and Beauty, Unit A, Consort Way, Burgess Hill
Attachments: DRAFT ON251002 FIG1.pdf, 24.064_01.00_A_Existing Impermeable Areas Plan.pdf, 24.064_03.00_B_Drainage Strategy Plan.pdf, 24.064_09.00_A_Proposed Impermeable Areas Plan.pdf, 24.064_10.00_A_Overland Flood Exceedance Plan.pdf, 24.064_Existing SW Network Calcs_A.pdf, 24.064_Proposed SW Network Calcs_A.pdf, Burgess Hill CCTV Layout.pdf, Consort way logs __DRAFT__.pdf

Dear Joanne

Following on from my earlier email today and the call between our consultant and the LLFA, please see attached a series of additional plans and narrative below.

As agreed I have copied in Mat Jackson to expediate the approval process.

Kind regards
Peter

Dear Mr Jackson,

DM/24/2970 - Capital Hair And Beauty Unit A, Consort Way, Burgess Hill, West Sussex, RH15 9TJ

With regards to our recent telephone conversation concerning the above scheme and the requested drainage amendments, please see attached our updated Drainage Strategy, Hydraulic Calculations, and supporting drawings.

To aid in this review, please see below a list of the amendments.

- Proposed FFL of the building now shown which mimics the existing, FFL of 28.650m. Flood resistant construction methods needed for the first 300mm, note shown on drawing.
- 3m easement around existing culverted watercourse now shown
- Please see enclosed DRAFT onsite borehole logs identifying very shallow groundwater levels across the site which precludes infiltration techniques
- Existing Brownfield drainage network runoff rate calculations produced
- Copy of the existing CCTV drainage survey attached, existing runoff entered MH SW02
- A rainwater harvesting tank now proposed for water re-use
- The surface water outfall is to an existing onsite private drainage network, the client is the riparian owner
- Water quality benefits provided in the form of silt traps, the expected pollutant load is 'low'
- Proposed drainage network runoff rate calculations produced, 100-year storm event + 45% climate change, with FEH22 rainfall and a CV of 1

- Drainage Strategy Plan now shows detailed cover levels, invert levels, pipe sizes, gradients
- Drainage Strategy plan now shows a single Hydro-Brake flow control device to restrict the proposed roof runoff down to a maximum 10l/s. Two crated attenuation tanks have been shown, although constructed as separate, they will act as one, the reason for this is the site is so constrained by existing services/drainage/culvert that we have to squeeze in the attenuation provision where possible.
- Flood exceedance plan enclosed

Please see the red 'Drainage Strategy Summary' box within the title block of the Drainage Strategy Plan, this shows the existing & proposed runoff rates compared. A 20% reduction can be provided which ensures that even though this site is constrained, the scheme still makes a betterment over the existing situation.

Please can you review and provide approval.

Kind regards,

Jamie

Jamie Purdue
Director
M: 07544 865 235



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From: peter@pgqproperty.co.uk <peter@pgqproperty.co.uk>
Sent: 06 February 2025 12:48
To: 'Joanne Fisher' <Joanne.Fisher@midsussex.gov.uk>; 'Mat Jackson' <Mat.Jackson@westsussex.gov.uk>; Jamie Purdue <jamie@civil.studio>
Subject: RE: DM/24/2970 - Capital Hair and Beauty, Unit A, Consort Way, Burgess Hill

Hi Joanne

Thanks for arranging this.

[@Jamie Purdue](#) – please can you give Mat a call to discuss the outstanding drainage issues.

Kind regards

Peter

From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 06 February 2025 12:42
To: peter@pgqproperty.co.uk
Cc: Mat Jackson <Mat.Jackson@westsussex.gov.uk>
Subject: DM/24/2970 - Capital Hair and Beauty, Unit A, Consort Way, Burgess Hill

Hi Peter,

I refer to the above application currently under consideration.

Further to your email of the 17th January, I have heard back from West Sussex LLFA in respect of your request and the points you raised. They have advised that they are happy to have a short conversation with your drainage engineer (the person who will be putting together the requirements to address the LLFA comments). They have advised that the matters requested do need to be dealt with at the application stage to demonstrate that the site would drain with your proposal and be acceptable.

The contact from the LLFA is Mat Jackson. His phone number are 03302 226586 or 07713 697478.

I have copied him to this email as well.

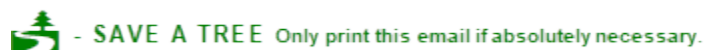
I trust this assists.

Kind regards

Joanne

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