

Katherine Williams

From: [REDACTED]
Sent: 24 January 2025 13:01
To: Katherine Williams
Cc: **Emma; christopher jones; Alexandra Jackson; Alexandra Jackson
Subject: Re: DM/25/0104 - 4 Fieldway, Lindfield

Hi Katherine,

That description is acceptable and more accurate.

Thanks
Sent from my iPhone

On 23 Jan 2025, at 12:01, Katherine Williams <Katherine.Williams@midsussex.gov.uk> wrote:

Dear Richard,

Thank you for your email.

The application was originally allocated to my colleague, however given the history it has be re-assigned to myself.

I note that description on the application form is for a *'Double storey and single storey side extensions'*, however the proposed plans only include a two storey extension. I would therefore like to request the below amended description, please confirm if this is acceptable.

'Proposed two storey side extension and alteration to the existing garage'

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk
<image001.png>
Working together for a better Mid Sussex



- SAVE A TREE Only print this email if absolutely necessary.

Sent: 23 January 2025 08:01

[REDACTED]

Subject: Re: DM/24/0736-4 Fieldway, Lindfield

Dear Alex,

The new planning application has now been validated, and confirmation of this is attached to this email, so that you have the new reference numbers.

[@Katherine Williams](#) will you still be the case officer for this application?

Best regards

Richard Peck MRICS

On Mon, 13 Jan 2025, 4:55 pm Richard Peck, <rjjpeck1@gmail.com> wrote:

[<~WRD0001.jpg>](#)
[_MS07300 - Structural drawing-01.pdf](#)

[<~WRD0001.jpg>](#)
[_Planning drawing - Elevations 291124 V5.pdf](#)

[<~WRD0001.jpg>](#)
[_Planning drawing - layout 291124 V3.pdf](#)

Dear Alex and Kate,

I hope this finds you well?

Please see the attached layouts, elevation drawings and structural designs for an altered planning application.

This application is due to go in this week and has been completed to take into account the objections, advice and the discussions in the email chain below.

As requested we have removed the single storey extension and had the structural designs completed so that the pad foundation close to the culvert are 600 mm below the invert level of the culvert pipe. This design relieves any pressure that might have been placed on the culvert and ensures all downward forces are transferred to below the level of the pipe.

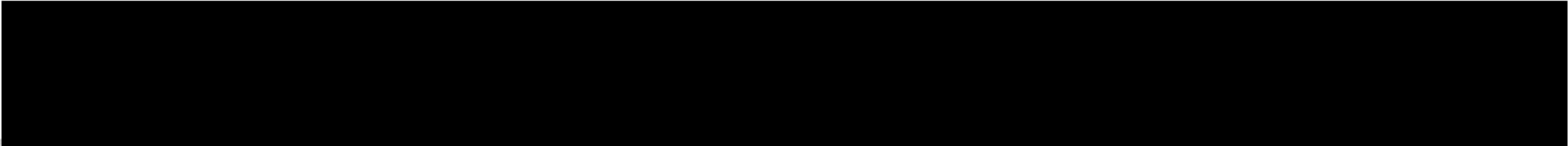
We will look at hand digging methods to mitigate against accidental damage to the pipes, and therefore think we have considered all risks and incorporated design details to take into account all previous objections to our designs.

I appreciate that you cannot comment on this until the application is validated, but wanted to preempt things and make sure there is some continuity of personnel within the decision process.

As stated above Chris will be putting in the application imminently, so please look out for it.

Thanks for your time and best regards

Richard Peck



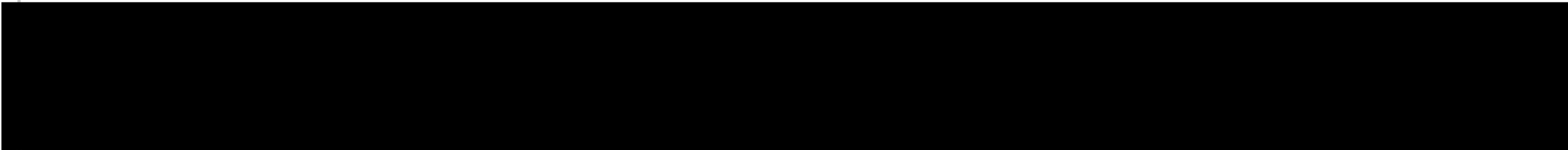
Thank you Alex,

That is very positive for us. I will withdraw the current application and re-submit with just the 2 storey extension, noting the consideration on depth of the foundations.

Your time and consideration of our family's needs, parallel to your larger flood risk remit, really is greatly appreciated.

Thanks and best regards

Richard



Hi Richard,

Many thanks for providing the drawings and further information.

Our Flood Risk Specialist has reviewed the drawings and has advised the following: in order to overcome our objection, you would need to submit new drawings showing only the proposed two storey minor extension.

The resubmission should also include plans and cross sections showing the closest location to the culverts. In addition, the foundations should be a minimum of 600mm below the culvert invert levels to ensure that any future replacement of the culverts won't affect the structural integrity of the extension.

Please note, any further review of documents and detailed advice from us that falls outside of the formal planning process will be chargeable as this would be non-statutory work. If you decide you wish to utilise our charged advice service, please let me know and I will arrange for a cost estimate for the work to be provided to you.

You can of course send the documents directly to the Local Planning Authority as part of your planning application, and they will consult with us in due course.

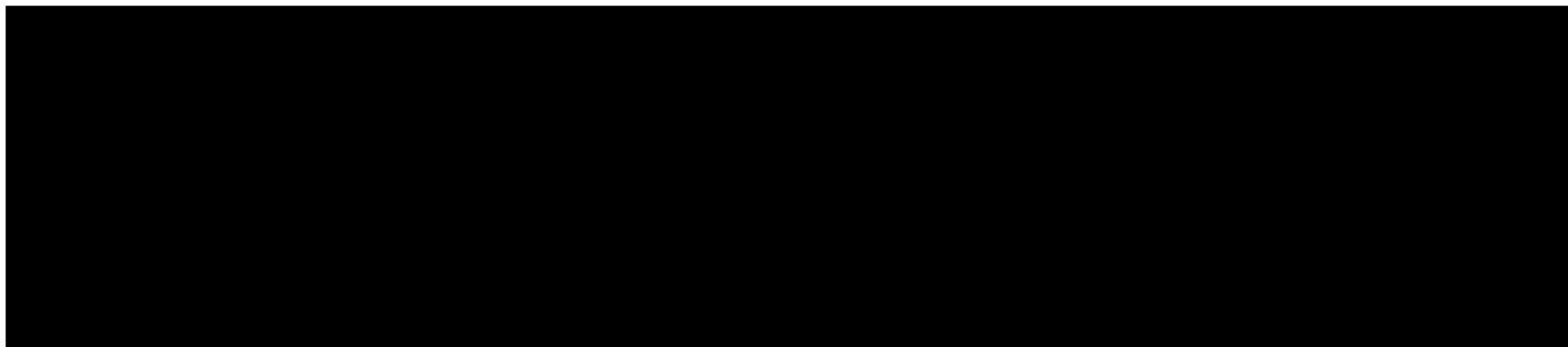
Kind regards,

Alex

Alex Jackson

Sustainable Places Advisor | Environmental Planning and Engagement | Solent and South Downs

Environment Agency | Chichester Office, Oving Road, Chichester, West Sussex, PO20 2AG



Please accept my thanks for your email in advance - each person sending one less 'thank you' email a day would save more than 16,400 tonnes of carbon a year.

My **preferred pronouns** are *She/Her* ([What is this, and what are preferred pronouns?](#))

<image002.png>

<image003.png>



Subject: Re: DM/24/0736-4 Fieldway, Lindfield

Hi Alex,

Thanks for your consideration.

Please see the two drawings from the structural engineers pack attached.

Drawing 2314-01: shows the culverts in relation to the new 600 wide foundation that link the old kitchen extension and the front of the house. These foundations and the old kitchen form the support for the first floor new bedroom, which is the main driver for our family completing any extension.

These drawings also show the outline of the existing garage that sits over the culverts currently.

Drawing 2314-04, shows the depth of the new foundation compared to the existing culvert pipe.

I hope we can find a way to move this forward to an acceptable plan for both parties.

If the whole structural engineers pack would be helpful I can issue this across for review with his design note.

Thanks and best regards

Richard Peck



Hi Richard,

Following my previous email, please may you provide the below information:

1. **Drawings for the extensions – showing where the culvert is on the plan exactly in relation to the extensions**
2. **Section drawings for the extensions – showing the depth of any footings and their position in relation to the culvert**

Please note, you will require these when you apply for a Flood Risk Activity Permit.

Our Flood Risk specialist will then review these, and from there I can provide further guidance.

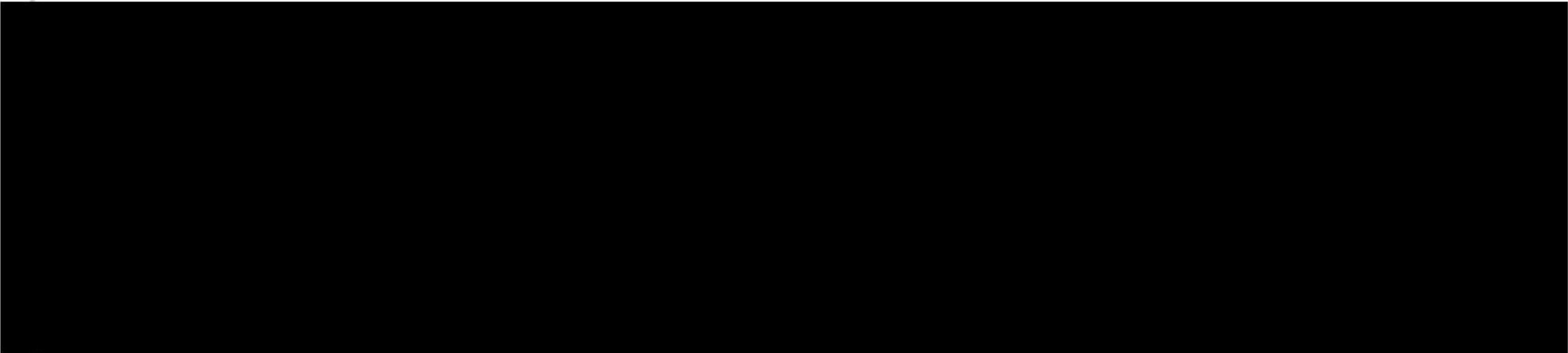
Kind regards,

Alex

Alex Jackson

Sustainable Places Advisor | Environmental Planning and Engagement | Solent and South Downs

Environment Agency | Chichester Office, Oving Road, Chichester, West Sussex, PO20 2AG



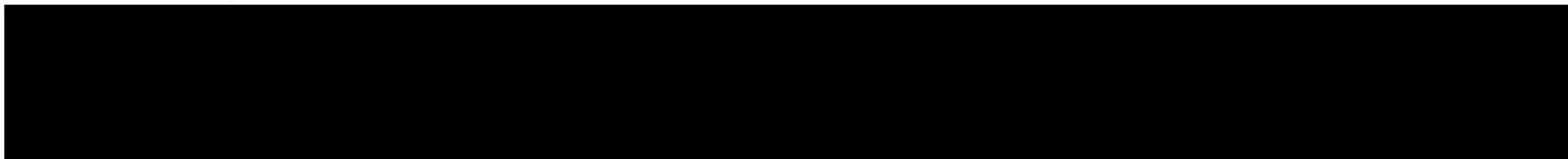
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From: Jackson, Alexandra
Sent: 30 September 2024 09:46



Subject: RE: DM/24/0736-4 Fieldway, Lindfield

Good morning Richard,

Thank you for providing the details below regarding your application.

I have contacted my Flood Risk specialist for advice and suggestions in helping overcome our objection. I will get back to you with further information as soon as possible.

Kind regards,

Alex

Alex Jackson

Sustainable Places Advisor | Environmental Planning and Engagement | Solent and South Downs

Environment Agency | Chichester Office, Oving Road, Chichester, West Sussex, PO20 2AG

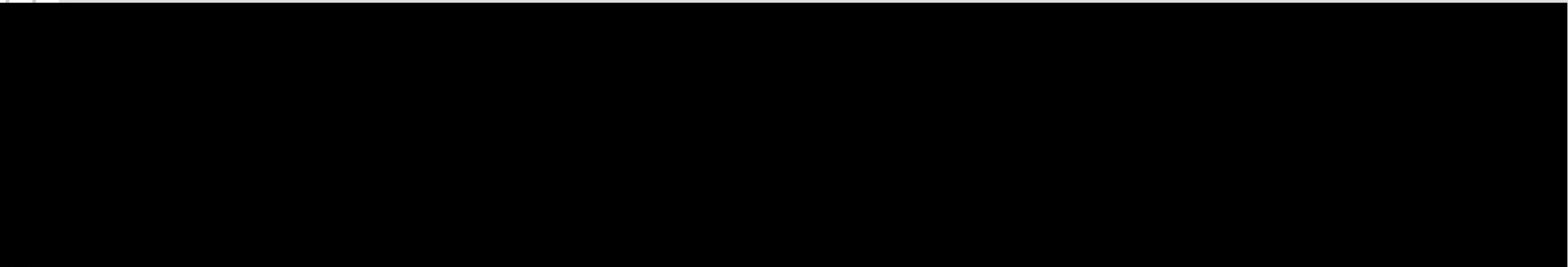


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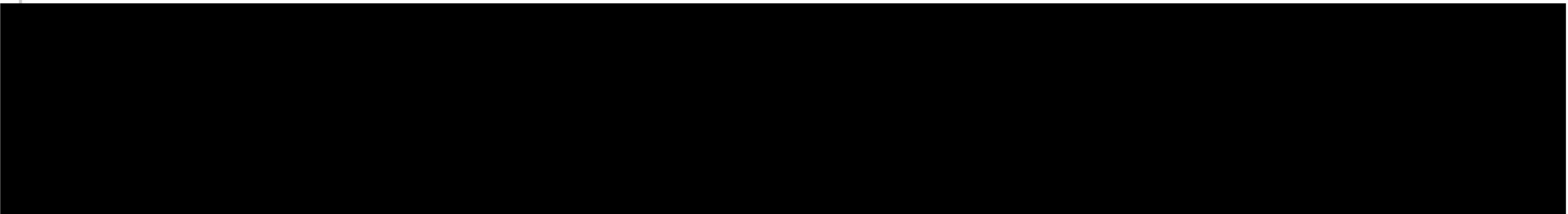


Subject: RE: DM/24/0736-4 Fieldway, Lindfield



Hi Alexandra,

As per my voicemail. My Name is Richard Peck I am applying for the above planning, to extend our house, but am willing to amend the designs to alleviate your concerns as long as we have a way of gaining an extra bedroom in the house.



We understand your concerns and will try to address them below, to try and see if there is a way for us to gain the extra bedroom, which is the ultimate driver for this project.

Your comment on the permanent unobstructed area being essential for maintenance and improvements is understood, but I query if you realise we are only covering an additional 2 metres, of what is already part of the culvert covered by a building. There has been a building covering circa 7 metres of the culvert entrance for over 40 years and, so the Environment Agency currently do not have permanent or unobstructed access.

My point being we are minimally obstructing access and most pipe leaks would be treated with heat cured lining, which can be pushed through from the culvert entrance. As we noted in the structural engineers report the chances of collapse at this end of the culvert are reduced, due to the dynamic loading of the pipes and soil etc around them being reduced. Currently vehicles park on the drive changing the loads from soil and bricks to circ 2.5-3 ton vehicles. The domestic loads would reduce this and the dynamic aspect, meaning the chances of collapse to these pipes is reduced. We could also look at adding some access to the pipes on our land if that helped things and costs allowed.

Without dwelling on the above, If the single storey extension is the main issue we can drop this from the application. As stated before the main issue for us is the need for the extra bedroom and the double height gable extension would enable this, while still retaining the current access available for maintaining the culvert.

The structural engineers design shows we do not effect the culvert with the gable end construction, and would really appreciate some empathy and pragmatism to enable a struggling family to release some internal tensions and provide suitable spaces for each of our children

On the points regarding the 5m buffer zone and returning the culvert to open channels, as stated above this is not possible before any extension takes place as there are buildings within 5m of the culvert already, on our land and at various points along it's length. Directly opposite our house at number 74 Fieldway, they have built a double gable end extension, as we are requesting within 5m of the culvert pipes. Therefore, there is an exact precedent for what we wish to construct as part of our scheme (forgetting the single storey extension). Additionally with regards to the 5m buffer our kitchen is within 5m and again has been on the same site for over 40 years.

The structural engineers design pushes the loads for the gable end extension below that of the pipes to ensure no loads are pushed onto the pipes or surrounding earth.

To summarise:

1. The 5m buffer zone is not possible around this part of the culvert as there are already buildings within 5m along its length, being our own kitchen, garages and number 74 Fieldway.

2. We do not feel the single storey extension would greatly reduce your access to the maintain the culvert, and an open channel in the future is not possible due to existing buildings over and adjacent the culvert. But we are willing to drop this element of the plan as a compromise, to gain the main goal of an additional bedroom.

3. The design reduces the loads placed on the culvert, both dead and dynamic loadings. The gable end extension design pushes loads below the level of the culverted stream, again reducing pressure on the pipes.

4. We can put protocols in place during the build to manage the risks to the culvert and provide risk assessments and method statements to back these. With regular reporting back to the environment agency regarding works and the condition of the pipes (monthly CCTV of the pipes during the build for example).

Please can we have some constructive dialogue to try and adapt the design to a point that we can achieve the extra bedroom.

I look forward to hearing from you.

Thanks and best regards

Richard Peck



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