

Joanne Fisher

From: [REDACTED]
Sent: 16 January 2026 08:17
To: [REDACTED]
Cc: [REDACTED] uk
Subject: RE: DM/25/1535 - Twinham - drainage condition
Attachments: Half Drain Time.pdf

Dear Mrs Briggs,

Thank you for your letter dated 13/01/2026 relating to Planning Application DM/25/1535 on the discharge of the Condition 4 for the below ground drainage.

I just wanted to confirm that the options provided are intended to represent a range of scenarios covering the different possible interpretations of “half drain.”

Scenario 1:

Half-drain is calculated based on the storage volume **above the pipe level** (excluding pipe diameter and 50mm granular pipe bedding) up to the peak surcharge depth of 388mm for a 1-in-100-year rainfall event, including a 45% climate-change allowance, using a critical storm duration of 960 minutes. Half drainage = peak surcharge dept $388/2 = 194\text{mm}$.

Scenario 2:

Half-drain is calculated based on the storage volume **from granular pipe bedding level** (excluding the 50mm granular pipe bedding) up to the **peak surcharge depth of 498mm** for a 1-in-100-year rainfall event, including a 45% climate-change allowance, using a critical storm duration of 960 minutes. Half drainage = peak surcharge dept $498/2 = 249\text{mm}$.

Scenario 3:

Half-drain is measured from **the base of the rain garden** (including pipe diameter and 50mm granular pipe bedding) up to the **peak surcharge depth (538mm)** for a 1-in-100-year rainfall event, including a 45% climate-change allowance, using a critical storm duration of 960 minutes. Half drainage = peak surcharge dept $548/2 = 274\text{mm}$.

Outcome of simulation for the scenarios described above and support by micro drainage calculations:

Scenario 1 – Half-drain above pipe level

The simulation shows that when half-drain is calculated using only the storage volume above the pipe level, the system reaches the half-drain depth of 194 mm in 22.4 hours (total time to drain 2,304 minutes less the critical storm time-to-peak of 960 minutes). The model therefore confirms the rain garden half-drains within 24 hours as required.

Scenario 2: – Half-drain from granular pipe bedding and above

The simulation shows that when half-drain is calculated using only the storage volume above the pipe level, the system reaches the half-drain depth of 248 mm in 16.3 hours (total time to drain 1,936 minutes less the critical storm time-to-peak of 960 minutes). The model therefore confirms the rain garden half-drains well within the 24 hours as required.

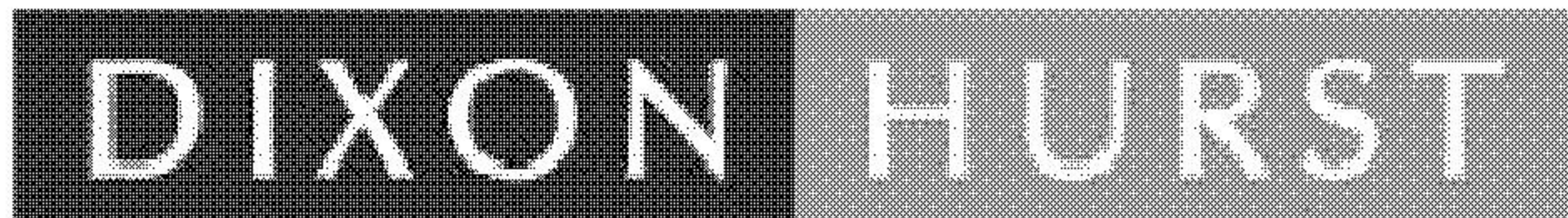
Scenario 3: – Half-drain from the base of the rain garden

The simulation shows that when half-drain is calculated using only the storage volume above the pipe level, the system reaches the half-drain depth of 274 mm in 13.3 hours (total time to drain 1,760 minutes less the critical storm time-to-peak of 960 minutes). The model therefore confirms the rain garden half-drains well within 24 hours as required.

We believe that the drainage team is interested in the half drainage time for the scenario of the half drain time relating to the total depth of water 548mm in the rain garden

Hopefully the above addresses your queries and we look forward to the discharge of the drainage condition.

Kind Regards,



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Sent: 14 January 2026 18:17



Subject: FW: DM/25/1535 - Twinham - drainage condition

Hi Jethro
Here you go.
Thank you
John



Sent: 13 January 2026 16:35



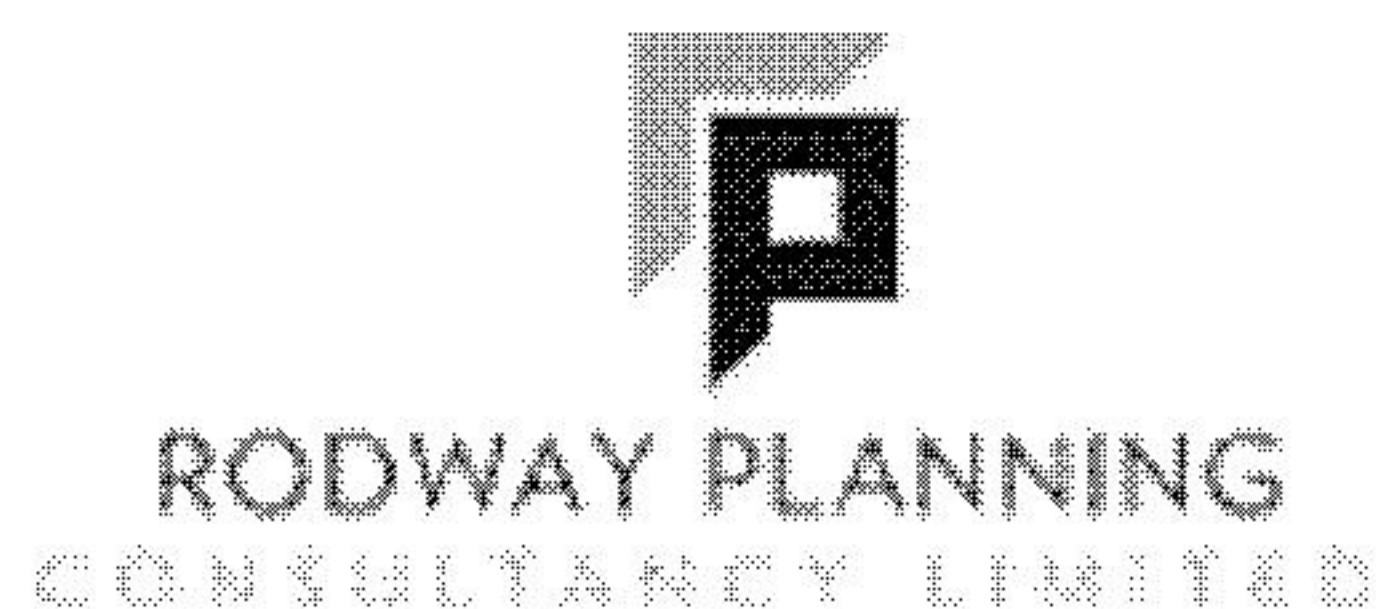
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Hi John

Please see the attached from MSDC. The Drainage Engineers are still not satisfied. I have spoken with Steve Ashdown (Joanne Fisher's boss as I understand it). Can you let me know when would be a good time to speak about this please?

Best regards,

Tim



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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 13 January 2026 15:35

Subject: DM/25/1535 - Twinham - drainage condition

Dear Tim,

Following your call with Steve today, please find attached the response in respect of condition 4 and the further information provided on the evening of the 19th December. Unfortunately, further information is required as set out in the attached.

I appreciate that this may be disappointing, but I trust it sets the planning position.

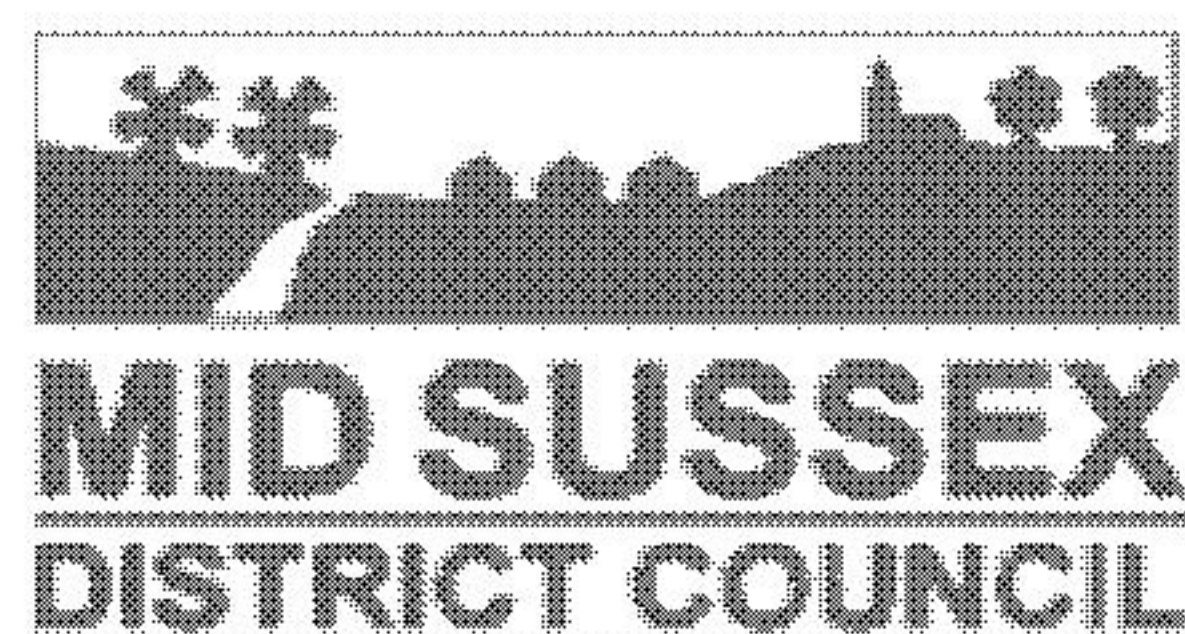
I look forward to receiving this from you.

Kind regards

Joanne

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