

Joanne Fisher

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 03 July 2025 09:10
To: Joanne Fisher
Cc: [REDACTED]
Subject: [REDACTED]
Attachments: 24_080 - DRAINAGE INFORMATION FOR DOC_P2_30.06.2025.pdf; 24-080-61_P2.pdf; 24-080-62_P1.pdf; 24-080-63_P1.pdf; C2975 FRA - Building Measures - Townhouse Farm Cottages, Arding - Rev 1.pdf

Importance: High

Dear Joanne,

Please see attached for updated drainage design as well as updated Flood Risk Assessment to address all comments made RE Conditions 3 and 4, and to enable these to be discharged.

RE Condition 3, the engineer has provided the following comments for consideration:

I can confirm that I looked at the planner's comments last week and decided to re-visit site on Friday afternoon. This confirmed that the local drainage ditch that served the existing dwelling(s) does not meet EA binding rule 19 as the existing ditch was found to be dry. I have therefore extended the outfall(s) to the main ditch to the south-east that comprise the main watercourse/stream.

I have added additional photos that address the planner's comments as well as adding additional information to the supporting pack that highlights the flood maps, EA maps, etc.

The new Klargestar has also been relocated to the same location as the existing, thus satisfying the offset(s) to the dwelling and maintaining the existing discharge permit (from 2018 = pre2023).

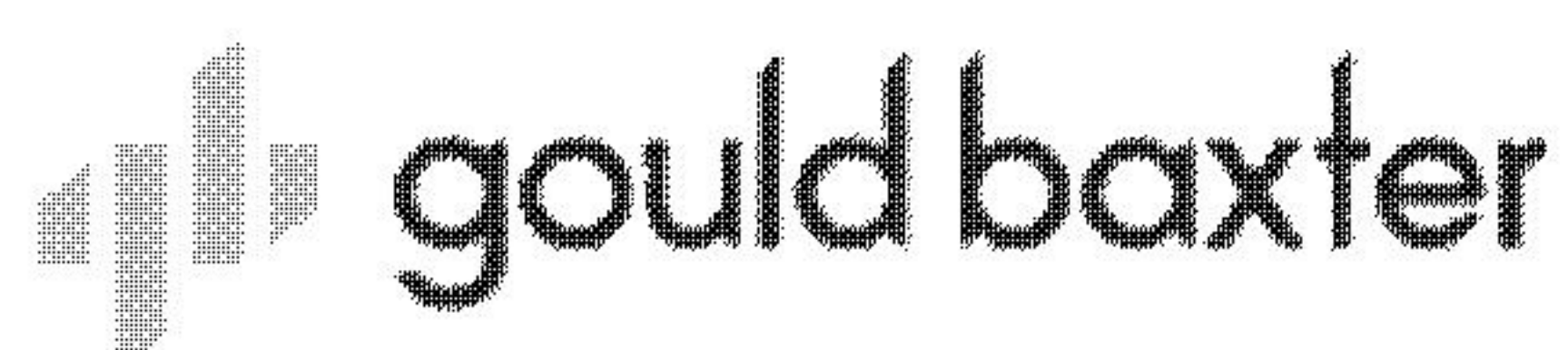
Additional maintenance information is added to the report for the foul treatment plant. I note that the planners requested a maintenance schedule for the attenuation tank. This was already provided on drawing 63 and was taken from the CIRIA C753 SUDS manual.

I would be grateful for confirmation of receipt and if you could please forward on to relevant parties as soon as practicable.

I look forward to hearing from you.

Best Regards,

Stephen



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From: Stephen Manning

Sent: 25 June 2025 14:10

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

Cc:

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Subject: RE: DM/25/0943 - Townhouse Farm Cottages - GH804 Plot 1

Dear Joanne,

Thank you for your email and for confirmation of discharge of Condition 10.

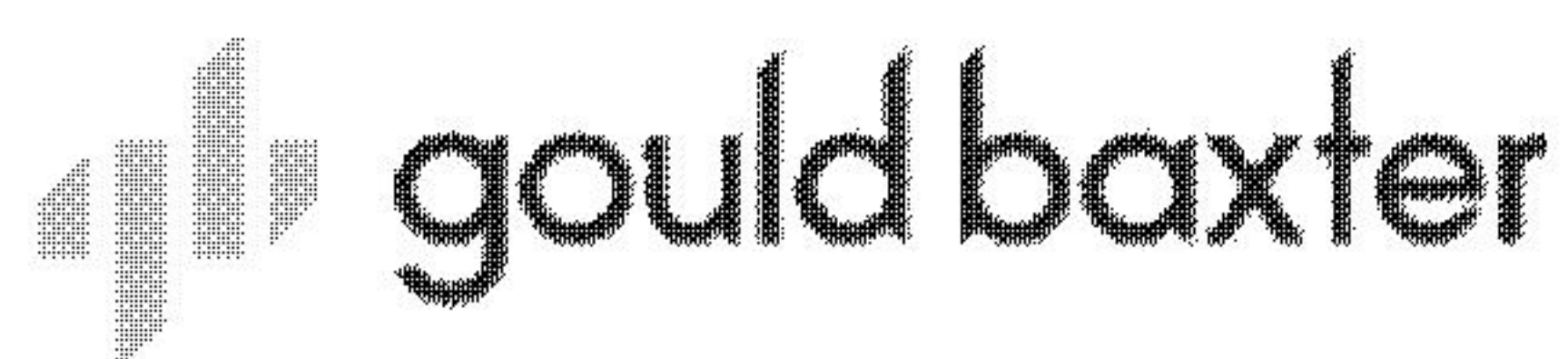
I am in discussions with our consultants to provide the additional information requested RE Conditions 3 + 4 and will revert asap. I would hope we can provide this well ahead of 5th July noted below.

We confirm an EoT until 5th August, as requested, but hope these remaining pre commencement conditions can be discharged ahead of this date.

I look forward to updating you as soon as practicable.

Best Regards,

Stephen



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

Sent: 25 June 2025 13:21

To: Stephen Manning <sm@gouldbaxter.co.uk>

Subject: DM/25/0943 - Townhouse Farm Cottages

Dear Stephen,

Thank you for your email of Monday.

Please find attached my response in respect of condition 10.

I note your revised EoT request until the 25th July to allow for conditions 3 and 4 to be dealt with initially and then a further EoT to be agreed to cover condition 14 at a later date. Are you able to provide me with the likely timescales of when the additional information for the drainage conditions is to be provided? Whilst there is usually a 21-day consultation period, I am aware there are currently delays with the Council's Drainage Engineers due to their workload. As such I would be grateful if a longer time period until the **5th August** could be agreed. This is based on the additional information being submitted by the 4th July.

In respect of condition 14, I can confirm that this has been part discharged in respect of the pre-verification report. However, as this is a phased condition it cannot be fully discharged until a final verification document has been submitted and considered once the works have been completed.

I trust this assists and I look forward to hearing from you in respect of conditions 3 and 4 and the initial EoT date.

Kind regards

Joanne

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