

From: Tomas Zajac <tom@cgscivils.co.uk>
Sent: 26 February 2025 09:27:28 UTC+00:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Chris Slade" <chris@cgscivils.co.uk>
Subject: RE: 2024.12.20 Re: DOC DM/24/2974 – Land At Highfields Brighton Road

Good morning Steven,

Thank you for your email.

I will discuss this with our Client and get back to you as soon as the foul outlet design is confirmed.

Kind regards

Tom Zajac
Senior Civil Engineer
CGS Civils Ltd

T: 01243 933253

E: tom@cgscivils.co.uk

W: www.cgscivils.co.uk

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My working hours are: **Tuesday, Thursday & Friday**

Upcoming Leave:

Drainage Design | SuDS | Flood Risk Assessments | Highways | External Works

Richard Cobden House | Lion Street | Chichester | West Sussex | PO19 1LW

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From: Steven King <Steven.King@midsussex.gov.uk>
Sent: Tuesday, February 25, 2025 7:49 PM
To: Tomas Zajac <tom@cgscivils.co.uk>
Cc: Chris Slade <chris@cgscivils.co.uk>
Subject: RE: 2024.12.20 Re: DOC DM/24/2974 – Land At Highfields Brighton Road

Hi Tom

Can I ask if there is any further update in relation to this application, please. Looking back, the original comments from our Drainage Engineer on foul water stated 'The foul water will discharge to a ditch via a sewage treatment plant. Although the submitted details state that the

existing pond overtops towards to the south into the existing shallow ditch, evidence of this onward connectivity needs to be provided. Upon receipt of this additional information, we will be able to comment further.' Your subsequent e mail of 20th January doesn't provide the further information on this point that our engineers were seeking, and they have advised that without details of onward connectivity being provided, an alternative method of discharging foul water from the site needs to be provided.

I look forward to hearing from you.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Development Management
01444 477556
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 22 January 2025 09:16
To: Tomas Zajac <tom@cgsccivils.co.uk>; drainage <drainage@midsussex.gov.uk>
Cc: Chris Slade <chris@cgsccivils.co.uk>
Subject: RE: 2024.12.20 Re: DOC DM/24/2974 – Land At Highfields Brighton Road

Hi Tom

Thanks for sending this information through. Once I have heard back from my colleagues I will let you know.

In the future please can you send any further drainage information only to me as the case officer in the planning department. I can then send this on to my colleagues. If things are sent directly to the drainage e mail address, it becomes difficult to properly manage the process.

Thanks in advance for your cooperation on this point.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
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Working together for a better Mid Sussex

From: Tomas Zajac <tom@cgscivils.co.uk>

Sent: 20 January 2025 13:18

To: drainage <drainage@midsussex.gov.uk>

Cc: Steven King <Steven.King@midsussex.gov.uk>; Chris Slade <chris@cgscivils.co.uk>

Subject: 2024.12.20 Re: DOC DM/24/2974 – Land At Highfields Brighton Road

Importance: High

Good afternoon,

We have been informed by our Client that additional information is required before outstanding planning condition no. 2 can be discharged (ref: DM/23/3133).

Following further discussions with our Client, it has come to our attention that no outlet could be established within the existing detention basin. It has been confirmed that the basin functions as an infiltration feature, allowing runoff to infiltrate into the ground.

According to information provided by our Client, the existing detention basin has never flooded, and the onsite ditch functions as a infiltration ditch, routing excess water into the detention basin.

While the onward connectivity of the infiltration feature cannot be confirmed, we understand that it has been functioning effectively with no flooding issues recorded.

Additionally, it is believed that new developments adjacent to the site discharge treated foul sewer runoff into the same existing ditch via an on-site treatment plant, which was approved last year.

Given the considerable distance from the public sewer, establishing a new connection with public sewers is unviable for scale of the scheme.

I look forward to hearing from you.

Kind regards,

Tom Zajac
Senior Civil Engineer
CGS Civils Ltd

T: 01243 933253

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