

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 21 July 2025 11:08:29 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Richard Carr" <southernrockproperty@gmail.com>; "Tim Mole" <tmm@gouldbaxter.co.uk>; "HH Filing" <ghfiling@gouldbaxter.co.uk>; "Matthew Comber" <mc@gouldbaxter.co.uk>
Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside
Importance: High

Dear Rachel,

We confirm an EoT until tomorrow (22nd) July to enable a favourable decision to be determined on DM/24/3050.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

Associate Partner

Chartered Architectural Technologist

01444 452604

07840 854218

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Registered office: 2 Lucastes Mews, Haywards Heath RH16 1HE



From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Sent: 21 July 2025 10:52
To: Stephen Manning <sm@gouldbaxter.co.uk>
Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside

Hi Stephen,

Thank you for this. Yes, I do remember seeing it but hadn't saved to the planning records.

I have now completed my report and just need to change the determination deadline before sending to managers. As such, please can you agree to an extension of time until tomorrow, 22nd July, but hopefully the decision can be issued today.

I look forward to hearing from you.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 21 July 2025 08:55
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole <tmm@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>
Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside
Importance: High

Good Morning Rachel,

Thank you for your email.

I believe you may have missed the attached email which was received from Emma circa 30 minutes after my email to which you refer below.

With MSDC Drainage removing their pre-commencement condition, I would be grateful for confirmation that there are no pre-commencement conditions, as discussed. The only dischargeable condition I anticipate is the pre-occupation condition proposed by MSDC Drainage Team.

I look forward to hearing from you at your earliest convenience.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

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From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Sent: 20 July 2025 15:35

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

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

Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652
Riverside

Hi Stephen,

Thank you for your email.

I have written up as much of the officer report as I can. We are waiting on drainage now following on from your email below of 16th to her.

It would be helpful if you could agree to a further extension of time and also provide me with a list of the drawings to be approved for determination, just so I can cross reference with what I have.

I hope this clarifies the planning position.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 17 July 2025 17:13
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole <tmm@gouldbaxter.co.uk>
Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside

Hi Rachel,

Further to our phone conversation this morning and my subsequent email to yourself, I would be grateful if you could please provide an update on anticipated timescales?

I have tried to call a couple of times this afternoon but have been unsuccessful.

I look forward to hearing from you and thank you for your time.

Best Regards,

Stephen



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From: Stephen Manning

Sent: 16 July 2025 16:14

To: Emma Jackson <Emma.Jackson@midsussex.gov.uk>; Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole <tmm@gouldbaxter.co.uk>

Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside

Dear Emma,

I would be grateful for confirmation that your engineer's have had the opportunity to review the revised drawings? Hopefully they have, and confirmed support of these, together with removal of the suggested pre-commencement condition, is now back with Rachel?

I had hoped to discuss with yourself and/or Rachel but have been unsuccessful on the phone.

[@Rachel](#), please could you call me at your earliest convenience as it would be great to touch base on the application.

I look forward to hearing from you.

Best Regards,

Stephen



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From: Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Sent: 15 July 2025 18:28
To: Stephen Manning <sm@gouldbaxter.co.uk>
Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole <tmm@gouldbaxter.co.uk>
Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside

Dear Stephen,

Received with thanks. The engineers will be looking at this tomorrow for you and we will be in touch soonest.

Best Wishes
Emma

Drainage and Flood Risk Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
www.midsussex.gov.uk

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 15 July 2025 14:16
To: Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole <tmm@gouldbaxter.co.uk>
Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside
Importance: High

Dear Emma/ Rachel,

Further to recent discussions, please see attached for updated drainage information to reflect current landscaping/ flood compensation layouts/ levels. Our consultant has also included a completed MSDC checklist which I trust assists.

I would be grateful for confirmation of receipt and look forward to receiving this, together with your updated consultation response, at your earliest convenience.

Best Regards,

Stephen



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From: Emma Jackson <Emma.Jackson@midsussex.gov.uk>

Sent: 15 July 2025 08:44

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

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole <tmm@gouldbaxter.co.uk>

Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652
Riverside

Good Morning Stephen,

Very welcome, one received I will send forward to the Engineers for re review and be in touch soonest. Intention of close of play Wednesday, subject to.

For advice the Flood Risk and Drainage team are in conference meeting this afternoon, we will be in touch again tomorrow.

Best Wishes

Emma

Drainage and Flood Risk Co-Ordinator

Corporate Estates & Facilities Business Unit

Telephone: 01444477279

emma.jackson@midsussex.gov.uk

www.midsussex.gov.uk

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

Sent: 14 July 2025 17:00

To: Emma Jackson <Emma.Jackson@midsussex.gov.uk>

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Matthew Comber

<mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole
<tmm@gouldbaxter.co.uk>

Subject: RE: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside

Dear Emma,

Thank you for your email and time on the phone. I can confirm that our consultant is updating the drainage information and that this will be with you by CoP tomorrow (15/07).

I will forward this over as soon as they are available.

Best Regards,

Stephen



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From: Emma Jackson <Emma.Jackson@midsussex.gov.uk>

Sent: 14 July 2025 15:35

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

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Matthew Comber
<mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Tim Mole
<tmm@gouldbaxter.co.uk>

Subject: 2025.07.14 Response to query on Advice of Condition Re: DM/24/3050 FW: GH652 Riverside

Dear Stephen,

Thank you for your time on the phone this afternoon, as discussed, please do find response from the Engineers to your query of this morning below.

While the FR&D Team find the Drainage Strategy acceptable in principle, it appears that the latest drainage strategy submitted (Drainage Information for Proposed Replacement Dwelling &

Outbuildings Revision P8 Issued: 28th March 2025) is not based on the latest proposed plans submitted (17/06/25).

For completeness, the drainage strategy needs to be updated to take the latest plans into account.

Please provide the level of detail as set out within the MSDC Detailed drainage design technical checklist (<https://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf>) for this stage of planning. Upon receipt of this detail, a condition would not be required.

I hope this clarifies.

Best Wishes

Emma

Drainage and Flood Risk Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
www.midsussex.gov.uk

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