

From: James McConnell <james@mcconnellplanning.co.uk>
Sent: 20 January 2026 08:54:38 UTC+00:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Olivia Armitage-Hobbs" <olivia.armitage-hobbs@bellway.co.uk>; "Louise Yandell" <louise.yandell@midsussex.gov.uk>
Subject: Re: DM/22/3570
Attachments: 13258-CRH-XX-XX-CA-C-0001 P3_Foul Temporary Storage Calcs.pdf, 13258-CRH-E1-XX-DR-C-5066.pdf

Hi Joe

For clarity on the foul tank situation.

Homes England have now confirmed their permanent foul connection is due August 2026. They have agreed and paid the Section 98 quote and works are underway on site and offsite works now programmed.

The current temporary solution is to keep the current storage capacity, but Homes England engineer Campbell Reith have completed calculations on the frequency of emptying based upon no of units connected. This allows for the whole of phases 1.6 & 1.5 to be connected to the current temporary foul tank installed.

I attach a copy of the plans and calculations provided which have already been issued to the NHBC and agreed.

I trust this is sufficient but please let me know if you require further information.

Regards

James

James McConnell MRTPI
Director
McConnell Planning

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Tel: 07985 986378
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On 19 Jan 2026, at 16:20, Joseph Swift <Joseph.Swift@midsussex.gov.uk> wrote:

Good afternoon James,

I have gone back to the consultants with the additional surface water drainage details, I am now just waiting for their response.

In relation to the condition 24 (foul drainage) the condition states:

*'Prior to the occupation of any development within a reserved matters area, the means of disposal of foul drainage for that reserved matters shall be submitted to and approved in writing by the LPA in conjunction with the relevant sewerage authority. The scheme shall include any **temporary means of disposing of foul water along with timescales for the connection of foul drainage to the mains sewer**. The design for each reserved matters area should follow the principles agreed as part of the foul water masterplan scheme.'*

I note that a temporary solution was approved under application : DM/24/1521, therefore, we need details to confirm that the development is using the temporary solution and also a timescale for the connection to the mains sewer.

It is recommended that with the timeframe some contingency is added to avoid being in breach.

I trust the above is of some assistance.

Many thanks

Joseph Swift BA (Hons) MPLAN
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From: James McConnell <james@mcconnellplanning.co.uk>

Sent: 19 January 2026 12:49

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Cc: Olivia Armitage-Hobbs <olivia.armitage-hobbs@bellway.co.uk>; Louise Yandell <louise.yandell@midsussex.gov.uk>

Subject: Re: DM/22/3570

Hi Joe

Did you come to a decision on the foul water condition?

Also, please can you chase the EA for a response on the surface water drainage so that we can try to get DM22/3570 cleared asap.

Regards

James

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On 7 Jan 2026, at 13:14, James McConnell
<james@mcconnellplanning.co.uk> wrote:

Hi Joe

Happy New year to you, I hope you had a good break and spending time with the new arrival!

I have e-mailed Ardent to get some clarification on your e-mail below.

Whilst we cover off that issue, are you able to approve DM/25/2120 for the foul water drainage? Southern Water have recommended approval.

Regards

James

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On 19 Dec 2025, at 15:23, Joseph Swift
<Joseph.Swift@midsussex.gov.uk> wrote:

Good afternoon James,

I emailed the Drainage consultant and they have provided the following response:

The drainage strategy that was submitted in 2022 showed the attenuation pond discharging at 23.1l/s with the detention basin discharging into it. The new strategy (Drawing number 2006821 – 006 Rev E) shows the attenuation pond discharging at 23 l/s however, the detention basin discharges at a rate of 4.5l/s and bypasses the attenuation pond.

Hopefully that answers your question.

Many thanks

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From: James McConnell
<james@mcconnellplanning.co.uk>
Sent: 09 December 2025 13:30
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Cc: Olivia Armitage-Hobbs <olivia.armitage-hobbs@bellway.co.uk>; Louise Yandell

<louise.yandell@midsussex.gov.uk>

Subject: Re: DM/22/3570

Hi Joe

I am getting a little confused here.

The calculations were provided in the attached Ardent Drainage Technical Note (previously submitted) and the attached Ardent plan submitted on 10 Dec 2024 is showing the location of the flow control with a discharge rate of 23.1l/s. I understand that this plan is based on the drainage layout shown on the current Patrick Parsons drawings.

The comments from the Flood Risk and Drainage Team dated 24/01/23 advised that the surface water drainage design satisfied C22 (sw drainage).

The comments from WSCC dated 10 April 2025 advised that C26 (surface water flooding) and C27 (details of watercourses etc) could be discharged.

Are you able to expand upon how the drainage officer considers that the current layout is showing an increase in the discharge rate as it is not clear to me that there has been any material changes to the drainage strategy since those comments were issued? I can then approach the drainage consultant.

Regards

James

James McConnell MRTPI
Director
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On 8 Dec 2025, at 15:21, Joseph Swift
<Joseph.Swift@midsussex.gov.uk> wrote:

Good afternoon James,

As you were aware, I had been chasing drainage for comment on the amendments and I have today received the attached.

I'm afraid that now these comments have been received prior to any formal decision, they will need to be addressed. Therefore, please can you provide me with the additional information required.

Furthermore, I have attached a copy of the Drainage Officers comments from Jan 2023. These comments have set out and agreed a discharge rate of 23.1l/s, from speaking to the Drainage Officer they have advised that the current layout is showing this discharge rate has increased.

The rate should either be reduced to the previously agreed rate or robust justification provided that the proposed rate is equal to or less than the Greenfield QBar runoff rate for the positively drained area for all events up to and including the 1 in 100-year plus climate change event.

I look forward to hearing from you on the above.

Many thanks

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