

From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 31 July 2026 10:33:11 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: DM25/2473 - Warninglid Primary School, Slaugham Lane, Warninglid

Dear Katherine,

Further to recent correspondence in respect of the above Planning Application, please now find attached an updated Viability Assessment report and associated financial appraisal sheet. This has been revised in response to the matters raised by the Council's Principal Housing Enabling Officer, and specifically it now references affordable housing and the related District Plan policy (DP31). The report now fully assesses the viability of the scheme, and concludes that ***"We therefore consider the development proposed with the compliance of Policy DP31 is not viable."*** We trust that this is satisfactory and you can now proceed to reconsult with the Housing Enabling Officer, and also engage with the independent viability consultants as required.

With respect to the further comments from the Flood Risk and Drainage Team (their email dated 17th July 2026), it is noted that the relevant highways surface water guidance says: *"There will be a presumption against connections into existing highway drainage systems unless sufficient evidence is provided that the highway drainage system has capacity..."* Therefore this requires evidence that (1) the highway drain has capacity; and (2) the existing system is investigated to establish its connectivity, line, level and outfall where records are unavailable.

The Applicant has confirmed that Moody Sewage have already demonstrated that: The receiving drain is highway-owned, it has capacity and they've surveyed the connection - and therefore this meets the requirements of the guidance. The Applicants have had discussions with Kevin Macknay at WSCC in respect of this matter. Kevin's email of 24th July is attached, but you will note that he confirms that *"If an existing connection into the adjacent highway drainage system exists, we (WSCC) cannot remove that right of connection. However, any discharge from any new development must remain at the existing rate."*

EAS will be providing an updated drainage report, which will include calculations to address the Flood Risk & Drainage Officer's concerns regarding ownership and capacity. Kevin's response now seems to provide clarity on the remaining issue: the principle of continuing to utilise the existing highway connection, provided we can demonstrate it exists and that the redevelopment does not increase the discharge rate.

On this basis - and before the updated EAS report is finalised and issued to you - please can you confirm (following consultation with the Flood Risk and Drainage Team) whether the remaining evidence of the existing connection could be secured by way of a pre-commencement planning condition?

When responding we would be grateful if you could also provide us with any further updates, for example, has Emily Wade provided you with her final comments yet?

We look forward to receiving your response.

Best regards,

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