

Steven King

From: Steven King
Sent: 08 July 2025 09:43
To: [REDACTED]
Subject: RE: DM/24/1447 & DM/24/2622
Attachments: DM242622.docx

Dear John

Apologies for the length of time it has taken to receive comments relating to drainage. I have now received comments on both the conditions discharge application DM/24/1447, which I have copied below, and also comments on the reserved matters application DM/24/2622, which I have attached as a Word document.

'The Flood Risk and Drainage team have undertaken an initial review the information submitted on the 2nd September 2024 relating to the industrial section of the development and have the following comments:

Surface Water

The development will discharge surface water at an attenuated rate via Tubosider Twinstore Storage, permeable paving, geocellular storage and an above ground basin.

The supplied calculations show the drainage system to flood. In line with national and local policy, surface water can be stored in exceedance areas onsite for events between the 1:30+CC and 1:100+CC event. Free discharge off the site for the events between the 1:30+CC event and 1:100+CC event is unacceptable and does not meet with national or local policy.

The applicant needs to provide either:

- plans showing the wider connection of the ponds to ensure surface water discharged into them has an onward flow, or*
- infiltration details which show the ponds half-drain times are sufficient to cater for the site's proposed discharge rate and volume.*

Maintenance and management should be provided.

CV value of 1 should be utilised for all drainage calculations.

The strategy (layout and calculations) should include full details of how the existing site's drainage will tie into the proposed development.

Confirmation should be provided that there is no infiltration on the site and that all buried attention will be lined.

Confirmation that there will be at least a 300mm freeboard for the existing above ground attenuation basin.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Foul Water

The development will connect into the existing public sewer. This is considered acceptable in principle.

Evidence of communication with Thames Water should be provided that they would find the connection acceptable.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.'

As you can see, our drainage engineer has requested additional information for both sites. I would be grateful for your response to the points that have been made.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
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Sent: 02 July 2025 16:15
To: Steven King <steven.king@midsussex.gov.uk>
Subject: Re: DM/24/1447

Hi Steven,

Sorry to be chasing again regarding the drainage condition 5 at Barns Court, but it has been 10 months without a comment from your consultant on this.

I know we have spoken a couple of times in the last two or three months on the phone and you have reassured me it will be looked at, but please can you provide another update on the status of this application?

Kind regards



Sent: 07 April 2025 20:06
To: Steven King <steven.king@midsussex.gov.uk>
Subject: Re: DM/24/1447

Dear Steven

Hope you are well?

Just following up on the below, please can we have an update on the drainage pre-commencement condition? Is the consultant happy that we have submitted all the required documents, do they have any queries we can address?

Kind regards

[REDACTED]

Sent: 13 March 2025 11:35

To: Steven King <steven.king@midsussex.gov.uk>

Subject: Re: DM/24/1447

Dear Steven

Many thanks for discharging conditions 2, 3, 4, 6 and 7 for phase 1.

Please can you let us know if the drainage consultant has provided his response to our application to discharge condition 5? We haven't had any further comments on this since providing the full calculations and drawings 2 September 2024.

Many thanks

[REDACTED]

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 03 March 2025 17:19

[REDACTED]

Subject: DM/24/1447

Dear John

I have attached a letter regarding the above conditions discharge application.

Regards

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