

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 12 March 2025 15:59:25 UTC+00:00
To: "drainage" <drainage@midsussex.gov.uk>; "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Tim Mole" <tmm@gouldbaxter.co.uk>; "Richard Carr" <southernrockproperty@gmail.com>; "Ryan Hofman" <Ryan@cgscivils.co.uk>; "Matthew Comber" <mc@gouldbaxter.co.uk>
Subject: GH652 Riverside - DM/24/3050 - EA Consultation
Attachments: ViewDocument (1).pdf
Importance: High

FAO MSDC Drainage,

We note a consultation from the EA (attached) has been uploaded to the Planning Portal. In this, The EA object to the application on the basis of the submitted freeboard in the Flood Risk Assessment has been determined inadequate.

As you will be aware, the Flood Risk Assessment has not yet been formally updated to include a freeboard allowance. This is as, following your initial consultation response (received 10/02) , we answered all of your queries and confirmed our Flood Risk Consultant was "confident that a 300mm freeboard will provide sufficient protection of the dwelling above the DFL".

Our email response, C/O Rachel, was sent 14/02 and noted "We would be grateful if you could please reconsult with the Drainage Officer urgently to confirm agreement to proposed approach. We can then formally update and re-issue drawings/ documents etc, as necessary."

Rachel noted in her email of 24th February, that the Drainage Team would not respond to our email with further consultation until comments had been received from The EA. Our client subsequently contacted the EA directly who confirmed the councils Drainage Team would be responsible for confirming the freeboard allowance, and the EA consultation is limited to the potential environmental impact of the proposals.

It appears the EA do not have any concerns from their perspective, but have noted their objection based on the Drainage Teams initial consultation response of 10/02. We have now waited over a month for the EA's comments following your initial consultation, and are still awaiting a response to our email of 14/02 which answered the Drainage Team's queries and provided a suitable freeboard allowance for confirmation.

We would be grateful for your urgent response as time is truly of the essence. We also assume that, once you have confirmed agreement to our proposed approach, the EA will not have to be reconsulted on this matter, and the objection will be swiftly lifted.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

Associate

Chartered Architectural Technologist

01444 452604

07840 854218

www.gouldbaxter.co.uk

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

