

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 27 August 2026 16:51:33 UTC+01:00  
**To:** "Anna Tidey" <anna.tidey@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2026.08.27 Re: DM/26/0982 - South View Sharpthorne Road Sharpthorne East Grinstead West Sussex RH19 4HU

Dear Anna,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional drainage information received on 10 August 2026, submitted in response to our previous consultation comments.

### **Surface Water Drainage**

The applicant has provided an aerial plan and supporting correspondence which confirms that the existing pond has an overflow pipe which discharges to an open ditch, with the ditch continuing downslope towards a larger waterbody. We therefore acknowledge that further information has now been provided regarding the onward drainage route from the pond.

However, the proposed surface water drainage strategy continues to rely upon an existing pond located outside the application boundary and ownership boundary.

The Flood Risk and Drainage Team has previously requested evidence to demonstrate that the pond has sufficient capacity to accommodate the additional runoff generated by the proposed development without increasing flood risk, together with details demonstrating how the pond and associated drainage system will be managed and maintained for the lifetime of the development. This information has not been provided.

The applicant has indicated that a rainwater harvesting tank could be installed to collect runoff from the roof of the proposed dwelling. Whilst rainwater harvesting is supported in principle, no design details, storage volume or supporting drainage calculations have been provided to demonstrate how this would contribute towards managing surface water runoff from the development.

At application stage, sufficient information is required to demonstrate that an achievable surface water drainage strategy exists in principle. The applicant has been provided with opportunities to address the outstanding drainage matters; however, the information submitted does not demonstrate that the proposed drainage arrangement has sufficient capacity to accommodate runoff generated by the development, or that the drainage features relied upon can be appropriately managed and maintained for the lifetime of the development.

Consequently, the Flood Risk and Drainage Team cannot be satisfied that surface water generated by the proposed development can be sustainably managed without increasing flood risk on or off site.

The Flood Risk and Drainage Team therefore **objects** to the application on the basis that insufficient information has been provided to demonstrate that an acceptable and sustainable

surface water drainage strategy can be achieved for the lifetime of the development, contrary to Policy DP41 of the Mid Sussex District Plan.

Your applicant may wish to review their submissions and can re submit further information, we will of course review. They may wish to employ the support of Flood Risk and Drainage expert.

Best Wishes

**Flood Risk and Drainage Team**  
**Estate Services and Building Control**  
**Mid Sussex District Council**  
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