

**From:** Henry Doble <henry.doble@acorus.co.uk>  
**Sent:** 07 April 2025 17:15:00 UTC+01:00  
**To:** "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>  
**Cc:** "Madison Harding" <madison.harding@acorus.co.uk>  
**Subject:** RE: DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER  
**Attachments:** flood-map-planning-2025-04-07T16\_09\_27.749Z.pdf

Dear Hamish,

Further to below emails please see attached flood mapping information. As can be seen the site is not within any flood zone. No critical drainage problem has been identified, so we reiterate the necessity of drainage information being requested, in the context of a Class Q, and also given the fact this could simply be conditioned.

Please let me know of any further comment or indeed if further information is required.

Kind regards

**Henry Doble MRICS MIAgrM**  
Associate Director

**Acorus Rural Property Services Ltd**  
The Old Market Office, Risbygate street,  
Bury St Edmunds, Suffolk, IP33 3AA  
Tel: 01284753271 | Mob: 07917464253  
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**From:** Hamish Evans <Hamish.Evans@midsussex.gov.uk>  
**Sent:** 31 March 2025 14:49  
**To:** Henry Doble <henry.doble@acorus.co.uk>  
**Cc:** Madison Harding <madison.harding@acorus.co.uk>  
**Subject:** RE: DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER

Dear Henry,

I hope all is well. When we last spoke I believe you were going to put together some information demonstrating that the site is not subject to flood and surface water drainage risk, do you know when you will be able to provide this information?

Thank you,  
Kind regards,

Hamish Evans  
Planning Officer  
Direct Line: 01444 477228  
[hamish.evans@midsussex.gov.uk](mailto:hamish.evans@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
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**From:** Hamish Evans <[Hamish.Evans@midsussex.gov.uk](mailto:Hamish.Evans@midsussex.gov.uk)>  
**Sent:** 20 March 2025 15:09  
**To:** Henry Doble <[henry.doble@acorus.co.uk](mailto:henry.doble@acorus.co.uk)>; Madison Harding <[madison.harding@acorus.co.uk](mailto:madison.harding@acorus.co.uk)>  
**Subject:** RE: DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER

Dear Henry,

Thank you for the below email and apologies for my delayed response. I have had the below response from the drainage team:

Mid Sussex District Council's Strategic Flood Risk Assessment (SFRA) utilises the latest flood maps from the Environment Agency to determine flood and surface water drainage risk.

#### Surface Water Drainage

At application stage the applicant must show that surface water drainage can, in principle be achieved on the site. The minimum information required is shown in table 3 below:

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

Table 3 - Surface water drainage - minimum information

|                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| Proposed means of drainage                                                                                                        |  |
| Infiltration potential on site                                                                                                    |  |
| Drainage constraints plan<br>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc) |  |
| Acknowledgement of design criteria                                                                                                |  |

|                                                                                                                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <i>(sized to cater for 1 in 100-year plus climate change storm, any off-site discharge restricted to the Greenfield QBar rate for all events up to and including the 1 in 100-year plus climate change storm)</i> |  |
| Water Authority's agreement in principle to connect surface water to public sewer. <i>(if applicable)</i>                                                                                                         |  |
| Drainage strategy plan                                                                                                                                                                                            |  |

#### Foul Water Drainage

At application stage the applicant must show that foul water drainage can, in principle be achieved on the site.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

Table 4 - Foul water drainage - minimum information

|                                                                                                                                          |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--|
| Proposed means of drainage                                                                                                               |  |
| Public sewer records plan                                                                                                                |  |
| Drainage constraints plan<br><i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i> |  |
| Drainage strategy plan                                                                                                                   |  |
| Outline on how non-mains drainage will meet Environment Agency's General Binding Rules for non-mains drainage. <i>(if applicable)</i>    |  |

Receipt of this information does not guarantee the flood risk and drainage team will support an application or does it prevent a request for further information. It does, however, ensure the team has sufficient information to undertake a full review and provide detailed consultation response.

The requested is to show that the site can drained in principle, so we are requesting high level information rather than full details of the drainage measures.

I hope the above is clear and if there are still issues providing this information please let me know.

Thank you,  
Kind regards,

Hamish Evans  
Planning Officer  
Direct Line: 01444 477228  
[hamish.evans@midsussex.gov.uk](mailto:hamish.evans@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
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**From:** Henry Doble <[henry.doble@acorus.co.uk](mailto:henry.doble@acorus.co.uk)>

**Sent:** 14 March 2025 09:58

**To:** Hamish Evans <[Hamish.Evans@midsussex.gov.uk](mailto:Hamish.Evans@midsussex.gov.uk)>; Madison Harding

<[madison.harding@acorus.co.uk](mailto:madison.harding@acorus.co.uk)>

**Subject:** RE: DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER

Good morning Hamish,

Thank you for your emails.

Looking at the form much appears to relate to drainage, rather than flooding itself, and with the site not within a flood zone we question the necessity of this for such applications, noting some of the requirements, such as drainage detail plan is quite in depth and we wouldn't ordinarily have that information at this stage of a project. It is also the case the site already benefits from an extant consent. Is there anyway this could simply be conditioned?

Kind regards

**Henry Doble** MRICS MIAgrM  
Associate Director

**Acorus Rural Property Services Ltd**  
The Old Market Office, Risbygate street,  
Bury St Edmunds, Suffolk, IP33 3AA  
Tel: 01284753271 | Mob: 07917464253  
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**From:** Hamish Evans <[Hamish.Evans@midsussex.gov.uk](mailto:Hamish.Evans@midsussex.gov.uk)>

**Sent:** 13 March 2025 16:24

**To:** Madison Harding <[madison.harding@acorus.co.uk](mailto:madison.harding@acorus.co.uk)>

**Cc:** Henry Doble <[henry.doble@acorus.co.uk](mailto:henry.doble@acorus.co.uk)>

**Subject:** RE: DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER

Dear Madison,

Thank you for the below email. Surface water flooding is a form of flooding risk and as such is considered to be relevant to this application. Please could you confirm whether you are willing to provide the requested information?

Thank you,  
Kind regards,

Hamish Evans  
Planning Officer  
Direct Line: 01444 477228  
[hamish.evans@midsussex.gov.uk](mailto:hamish.evans@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
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**From:** Madison Harding <[madison.harding@acorus.co.uk](mailto:madison.harding@acorus.co.uk)>

**Sent:** 13 March 2025 15:38

**To:** Hamish Evans <[Hamish.Evans@midsussex.gov.uk](mailto:Hamish.Evans@midsussex.gov.uk)>

**Cc:** Henry Doble <[henry.doble@acorus.co.uk](mailto:henry.doble@acorus.co.uk)>

**Subject:** RE: DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER

Good afternoon,

Thank you for your email.

This is not relevant to Class Q, and the site is in flood zone 1.

Thank you.

Kind regards,

**Madison Harding BA (Hons)**

**Acorus Rural Property Services Ltd**  
**The Old Market Office, 10 Risbygate Street,**  
**Bury St Edmunds, Suffolk, IP33 3AA**  
**Tel: 01284 753271 | [www.acorus.co.uk](http://www.acorus.co.uk)**



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**From:** Hamish Evans <[Hamish.Evans@midsussex.gov.uk](mailto:Hamish.Evans@midsussex.gov.uk)>

**Sent:** 13 March 2025 14:48

**To:** Madison Harding <[madison.harding@acorus.co.uk](mailto:madison.harding@acorus.co.uk)>

**Subject:** DM/25/0502 Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER

Dear Madison,

Thank you for the above application. Please find attached the Council's Flood Risk and Drainage team's comments on the above application. They have requested details that the proposal can achieve surface water drainage and foul water drainage on site, in principle. As such please could you provide this information?

Thank you,  
Kind regards,

Hamish Evans  
Planning Officer  
Direct Line: 01444 477228  
[hamish.evans@midsussex.gov.uk](mailto:hamish.evans@midsussex.gov.uk)  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
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