

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 04 August 2026 09:26:12 UTC+01:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2026.08.04 FW: Proposed Padel Club at Q-Leisure, Albourne, BN6 9BQ

Morning Rachel,

Is this one of yours? FYI below.

Let me know if you need anything from us.

Best Wishes

**Flood Risk and Drainage Team**  
**Estate Services and Building Control**  
**Mid Sussex District Council**  
[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)

---

**From:** Natalie Biddulph <Natalie.Biddulph@westsussex.gov.uk> **On Behalf Of** Flood Risk Management  
**Sent:** 03 August 2026 16:53  
**To:** Alexander Lewis <alexanderlewis@ridge.co.uk>; Flood Risk Management <floodriskmanagement@westsussex.gov.uk>  
**Cc:** Will Hudson <WillHudson@ridge.co.uk>  
**Subject:** RE: Proposed Padel Club at Q-Leisure, Albourne, BN6 9BQ

Good Afternoon,

Thank you for your email below.

We can see this watercourse system on our mapping, however we do not have any specific details regarding it to assist further

As LLFA we would not be a statutory consultee on this application as it does not classify as a major development as far as we are aware.

However, as the requirement is for discharge of a foul system, we would suggest it would be for the EA to comment on any requirements for discharge licencing.

We note that the General Binding Rules state the following (we would recommend you review these in full):

**Make sure the surface water has flow**

You cannot meet the general binding rules if you have a discharge to:

- a ditch or a surface water that does not contain flowing water throughout the year, unless there is a drought or an unusually long period of dry weather
- watercourses that seasonally dry up

To clarify, ownership of rivers and watercourses does not fall under the EA (or us as LLFA), we are the regulatory bodies.

We would recommend you establish riparian landowner permission for the discharge if you/your clients are not the landowner of the embankment in question.

I hope this assists.

Kind Regards

**Natalie Biddulph**

Flood Risk Management Officer | Planning Services  
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH  
Email: [OWC@westsussex.gov.uk](mailto:OWC@westsussex.gov.uk) | Web: [www.westsussex.gov.uk](http://www.westsussex.gov.uk)

---

**From:** Alexander Lewis <[alexanderlewis@ridge.co.uk](mailto:alexanderlewis@ridge.co.uk)>

**Sent:** 03 August 2026 12:43

**To:** Flood Risk Management <[frm@westsussex.gov.uk](mailto:frm@westsussex.gov.uk)>

**Cc:** Will Hudson <[WillHudson@ridge.co.uk](mailto:WillHudson@ridge.co.uk)>

**Subject:** Proposed Padel Club at Q-Leisure, Albourne, BN6 9BQ

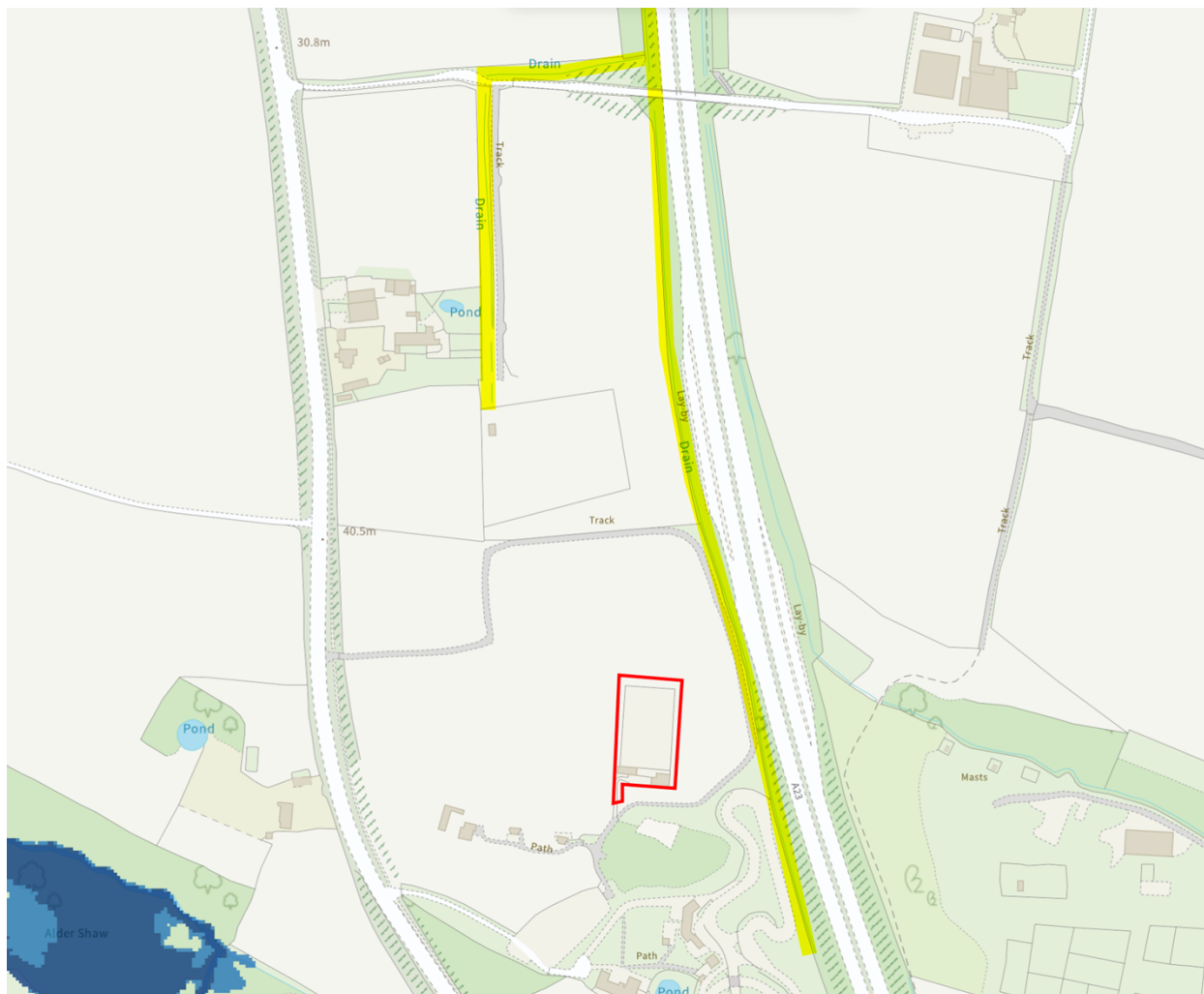
**\*\*EXTERNAL\*\***

Good afternoon,

We are the consulting civil engineers working on the proposed development of a new Padel club at the Q-Leisure site in Albourne.

The site proposals include 6No. Padel Courts and a small toilet block building for visitor use. There are no public sewers within the vicinity of the site, and the existing site is drained via a septic tank which does not have capacity for the proposed development; therefore we are reviewing the requirements for a private packaged treatment system in line with LLFA and Environment Agency guidance.

We have identified through various mapping that a surface water "Drain" is located to the east of the site running adjacent to the A23 (see screenshot below with the site bound in red and the watercourse drain highlighted). We have already spoke to the EA and they have confirmed it is not under their ownership and have pointed us towards you. It is not acting as a highway drain for the A-road as the levels don't allow for this, and it appears to connect to a wider watercourse network associated with Cutler's Brook. Does the LLFA have any details of this watercourse and is it possible to confirm if it is a viable option for discharge (or what information would be required to confirm if it is viable)?



Kind regards,

**Alexander Lewis** | Civil Engineer

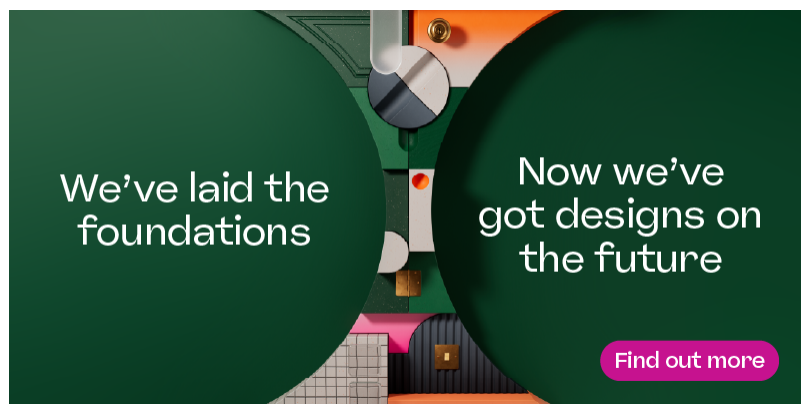
**RIDGE**  
Practical *Brilliance*

07425 637656

[alexanderlewis@ridge.co.uk](mailto:alexanderlewis@ridge.co.uk)

Ridge and Partners LLP





The information contained within this email is intended for the named recipient only and may contain confidential information. If you are not the intended recipient please inform the sender immediately and delete this message, taking no action to copy or distribute its contents in part or as a whole.

Email Disclaimer

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

---

#### LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

---