

From: drainage <drainage@midsussex.gov.uk>
Sent: 17 February 2026 12:25:21 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.17 Re: DM/25/3028 - West House Farm Henfield Road Albourne Hassocks West Sussex BN6 9DE

Dear Katherine,

The Flood Risk and Drainage Team have reviewed the above application.

We understand the proposed application is for the demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding.

We have reviewed the submitted Foul and surface water drainage statement incorporating flood risk assessment dated November 2025 by Manorwood. The submitted information doesn't meet the minimum requirement as required by the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

FLOOD RISK

While the site is located within an area at low risk of fluvial flooding and surface water flooding, as the application is for a change of use to a “more vulnerable” use the applicant will need to demonstrate safe access and escape for the lifetime of the development. The proposed escape route (along the driveway) is located within an area at surface water flood risk at the present day and with climate change.

A Flood Risk Assessment is required at this stage of planning.



SURFACE WATER DRAINAGE

Given the scale we would advise the applicant that the development is considered new build in terms of drainage potential.

Surface water for all development proposed as part of this application, including roads, driveways and patios etc, will need to be designed to cater for the % plus climate change and 1:100 plus climate change events. Any discharge off the site will need to be restricted to the Greenfield QBar runoff rate for the area being drained. The QBar discharge rate should be utilised for all rainfall events up to an including the 1:100+CC event.

If an attenuation system is proposed as part of the drainage strategy, the applicant must provide evidence that a watercourse exists and that it has a demonstrable wider connection to the surrounding catchment. In addition, capacity of the channel and the invert levels of the watercourse must be shown to support the outfall from the proposed drainage system.

A surface water drainage strategy is required at this stage of planning.

FOUL WATER DRAINAGE

It is proposed that the development will utilise a separate package treatment plant to manage foul water with run-off from the treatment plant will be taken to a soakaway drainage field.

Evidence that the Environment Agency's General Binding Rules have been considered with regards to the foul package treatment plant. We would advise that new rules have recently been added to the General Binding Rules, one of these rules prohibits new outfalls within 50m of an existing exempt small sewage discharge. If the drainage design would not meet with the Binding Rules then an Environmental Permit will be required prior to the system being put into use. This is a separate process to planning.

As a soakaway drainage field is proposed, Situ Percolation Tests along with groundwater monitoring must be undertaken at this stage of planning. Evidence must be provided to demonstrate there is viable infiltration at the site and there is a minimum 1m unsaturated zone maintained between the highest recorded groundwater level and the base of the proposed infiltration trench at the drainage field location, in accordance with the EA General Binding Rules.

Details should be provided to confirm that the proposed sewage treatment plant and associated drainage field achieve all minimum offset distances from buildings, boundaries, and water features.

A foul water drainage strategy is required at this stage of planning.

Advice

The applicant is advised that all surface water and foul drainage features must be located within the applicant's boundary.

The applicant may need to employ the skills, knowledge and experience of a flood risk and drainage professional to guide the design of this increased in vulnerability from a change of use.

We will then be able to provide further comment once received.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk