

From: drainage <drainage@midsussex.gov.uk>
Sent: 07 April 2026 11:06:31 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.07 Re: DM/26/0743 - Furlong House Pitt Lane Hurstpierpoint Hassocks
West Sussex BN6 9QA

Dear Rachel,

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

The Flood Risk and Drainage Assessment by Gould Baxter (April 2026) has been reviewed, and we have the following comments:

Flood Risk

The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding.

The Environment Agency Risk of Flooding from Surface Water mapping indicates the site is at very low risk of surface water flooding in both the present day and with climate change (comparable to Flood Zone 1).

Based on the submitted information, we have no objection on flood risk grounds.

Surface water

The BGS infiltration potential mapping indicates that the site is located within an area of moderate infiltration potential, and therefore the use of infiltration drainage techniques such as soakaways and permeable paving may be feasible.

The applicant proposes to manage surface water runoff via:

- Soakaways serving the dwelling and water butts; and
- Permeable surfacing with an attenuating sub-base for the driveway and turning areas.

At this stage, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Drainage calculations demonstrating the system has been designed for the 1 in 100-year rainfall event plus climate change, including:
 - +10% urban creep allowance
 - Runoff coefficient (Cv) of 1.0 applied to impermeable areas
 - latest FEH rainfall data

- A measured layout plan showing soakaway locations and appropriate offsets from buildings, boundaries, highways, and any constraints. All SuDS features should be located within the application boundary.
- Evidence of infiltration feasibility, including BRE365 compliant testing and confirmation of groundwater levels
- If infiltration is not feasible, evidence of an alternative drainage strategy in accordance with the drainage hierarchy
- Discharge rates should be limited to as close as practical to the Greenfield QBar runoff rate for each area being drained.
- Confirmation of any outfall agreement in principle from the relevant sewerage undertaker (if applicable)
- A management and maintenance plan for the lifetime of the development

At this stage, further information is required before the Flood Risk and Drainage Team can confirm that the proposed surface water drainage strategy is acceptable in principle.

Foul Water Drainage

It is proposed that foul water will discharge to the existing mains sewer within West Furlong Lane via a new connection.

At this stage, the applicant needs to demonstrate that foul drainage can be achieved in principle.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- As a new connection is proposed at the site, evidence of communication with the Water Authority regarding the connection and capacity is required

Further information remains required before the Flood Risk and Drainage Team can confirm that the proposed surface and foul water drainage strategy is acceptable in principle.

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
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