

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 June 2025 17:27:28 UTC+01:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.06.19 Re: Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks DM/25/0463

Dear Stuart,

Thank you for reconsulting the Flood Risk and Drainage Team. We have reviewed the additional information submitted and can provide the following comments.

To avoid confusion, we've assessed the following conditions from the decision notice (DM/18/1860):

Condition 3

3. Prior to the commencement of development, the applicant shall demonstrate in writing to the reasonable satisfaction of the local planning authority that either the existing surface water flow paths across the site shall be maintained or appropriate mitigation strategies are proposed. No development shall proceed until the applicant has the written approval of the local planning authority and the development shall then only proceed in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan.

Calculations have been provided for the interception drainage system to cater for runoff from the 1:100 year event plus 45% allowance for climate change. However, the interception drainage floods at S17. All flooding up to the 1:100 year event plus 45% allowance for climate change should be safely contained on site. No flow control has been provided on the interception drainage system prior to discharge into the ditch. Discharge to a watercourse should be restricted to the Greenfield QBar rate.

It is unclear from the Overland Flows drawing (Drawing Code: 000-BPC-WD-ZZ-D-C, Drawing number 300, Rev P00) that the diverted overland flow routes will be kept on site and not increase risk offsite (Northend Lane / Mill Lane and Pookbourne Lane).

Modelling will need to be prepared for the baseline (as now) and proposed development case to enable changes in flood predictions to be compared between the two scenarios to demonstrate

- There is no impedance of overland flow routes (one which runs northeast to southwest across the site; and one which runs southeast to northwest)
- There is no increase in flood risk elsewhere (both upstream and downstream of the site)

The applicant is advised the LLFA previously commented (DM/18/1860 - 11th June 2018), Current Ordnance Survey mapping shows an ordinary watercourse adjacent to the site although local or field boundary ditches, not shown on Ordnance Survey mapping, may also exist around the site. If present these should be maintained and highlighted on future plans.

Condition 4

4. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal, have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan.

Greenfield runoff rate calculations need to be provided. Discharge to a watercourse should be restricted to the Greenfield QBar rate for all areas being drained, including the car park. Calculations have been provided for the interception drainage system to cater for runoff from the 1:100 year event plus 45% allowance for climate change. However, the interception drainage floods at S17. All flooding up to the 1:100 year event plus 45% allowance for climate change should be safely contained on site. No flow control has been provided on the interception drainage system prior to discharge into the ditch.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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