

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 March 2026 16:11:46 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.19 Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street
Hurstpierpoint Hassocks West Sussex BN6 9PX

Dear Anna,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application. We are mindful that this is the client's 3rd attempt to provide sufficient information at the application stage. While they have, it is still insufficient. As a further note, the applicant is proposing to discharge surface water into the foul sewer, which is not part of Southern Waters hierarchy. We highly recommend you reconsult with Southern Water considering this additional information the client has submitted:

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Your ref
DM/25/2155
Our ref
DSA000049626
Date
15th of December 2025
Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposed new 2no bedroom dwelling to the rear of 122 High Street. Foul and Surface Water Drainage Statement received 03.12.2025.

Site: Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks.

Disposal of surface water

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We have reviewed the submitted Attenuation Design by Hemsley Consulting Ltd and previous information and have the following comments:

Flood Risk

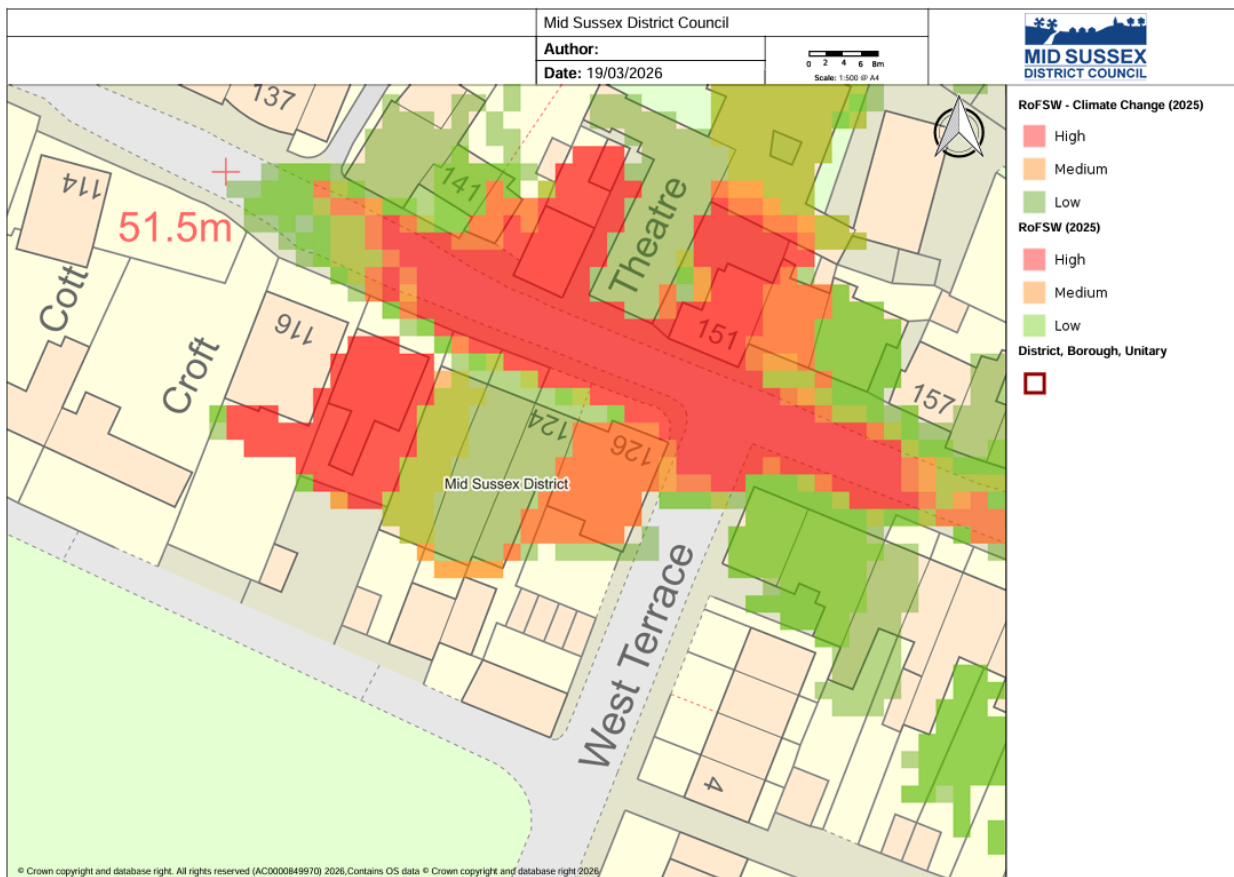
The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk “to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability” (of development).

Due to the need to consider all sources of flooding consistently with river flooding, Mid Sussex District Council (in line with West Sussex Lead Local Flood Authority advice) now follow the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

We acknowledge that some of this guidance still refers to flood zones, however it should be read as 'flood zone or equivalent'.

The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. The Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping suggests the site is shown to be at "Very Low" to "Medium" surface water flood risk for the present day and with climate change (Flood zones 1 to 3a).



As the proposal is for a new residential dwelling (classified as *more vulnerable*), it must be demonstrated that the development will be safe for its lifetime, taking account of all sources of flooding, including climate change.

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:

- Climate change allowances for surface water flood risk (2023 EA uplift)
- Design plans showing floor levels relative to predicted flood depths with appropriate freeboard levels.
- Assessment of groundwater flood risk
- Assessment of sewer flood risk
- Evidence demonstrating that the proposed development and flood mitigation measures will not increase flood risk outside of the development site
- Evidence that the development will not increase flood risk elsewhere
- Evidence that the development will reduce flood risk on site where possible
- Details of resistance and/or resilience measures to address flood risk
- A flood warning, evacuation and emergency plan, including safe access and egress

Without this information, it has not been demonstrated that the proposed development will be safe for its lifetime.

Surface Water Drainage

It is proposed that surface water will be attenuated on site and discharged at a controlled rate to an existing combined drainage connection.

However, insufficient information has been provided to demonstrate that the proposed surface water drainage strategy is feasible or policy compliant, particularly given the constraints of the site.

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:

- A plan showing the site's existing surface water drainage arrangements
- Confirmation that the drainage hierarchy has been followed, with justification for discharge to a combined sewer
- Updated drainage calculations demonstrating:
 - Use of FEH rainfall data (not SAAR-based methods)
 - A runoff coefficient (Cv) of 1.0 applied to impermeable areas
 - Design for the 1 in 100-year event plus appropriate climate change allowance and urban creep
- A detailed, scaled drainage layout plan showing:
 - SuDS components and storage features
 - Catchment areas and flow paths
 - Discharge points
 - Site constraints (e.g. root protection areas, utilities, level constraints, offsets)
- Demonstration that the proposed attenuation features are feasible within the site layout
- Exceedance flow routing to ensure no flooding of buildings

- A management and maintenance plan

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

Foul Water Drainage

It is proposed that foul water will discharge to an existing on-site connection.

This is acceptable in principle, subject to detailed design.

The Flood Risk and Drainage Team therefore maintain an **objection** to the proposed development due to insufficient information regarding flood risk and surface water drainage, for the reasons set out above.

Best Wishes

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