

From: drainage <drainage@midsussex.gov.uk>
Sent: 14 May 2026 17:48:24 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.14 Re: DM/26/1080 - Former Catholic Church Of St Stephen Hamsland Horsted Keynes West Sussex
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf, MSDC002 - Detailed Drainage Design Technical Summary - v2.0 issued 071125.pdf, MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Caroline,

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

We understand the proposed application is for the demolition of former St Stephens Church, replacement residential development of 3 no. houses, parking, landscaping and access.

The Flood Risk and Drainage Team has reviewed the information submitted in support of the application and can provide the following comments.

Following an initial review, the information submitted does not meet the minimum requirements necessary for the Flood Risk and Drainage Team to undertake a full technical assessment of the proposal.

Given the scale and nature of the proposed development, both a Surface Water Drainage Strategy and a Foul Water Drainage Strategy are required at the application stage. The submitted information should demonstrate, in principle, that:

- surface water runoff can be managed safely on site without increasing flood risk on or off site; and
- foul water drainage can be adequately achieved and accommodated.

The development is considered new development in drainage terms and should follow the sustainable drainage hierarchy for surface water disposal. As such, the surface water drainage strategy should demonstrate that the drainage system has been designed to accommodate the 1 in 100-year rainfall event, including an appropriate climate change allowance, together with a 10% urban creep allowance where applicable. A runoff coefficient (Cv) of 1.0 should be applied to all impermeable surfaces within the drainage calculations.

Where infiltration drainage is proposed, site-specific infiltration testing should be undertaken in accordance with BRE 365 guidance to demonstrate the suitability of the ground conditions and the feasibility of the proposed drainage approach.

The applicant should refer to the Mid Sussex District Council Flood Risk and Drainage Information Checklist (Application Stage), together with the Strategic Flood Risk Assessment (SFRA) mapping and

associated guidance available at:

<https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

The checklists attached are intended to assist applicants in understanding the minimum information requirements at the application stage. It is not intended to be used in place of a site-specific Drainage Strategy where such information is required.

Once the required information has been received, we will be able to comment further.

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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