

From: drainage <drainage@midsussex.gov.uk>
Sent: 22 January 2026 19:43:05 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.22 Re: DM/25/3176 - Land Adj To The Meadows Little Park Farm
Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ

Dear Anna,

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

We understand the proposed application is for a dwelling, detached three-bedroom chalet bungalow.

We have reviewed the Foul and Surface Water Drainage Report (Date; 10/12/2025 prepared by CGS Civils) and have the following comments.

At this stage of planning, additional information is required to demonstrate that the proposed drainage strategy is acceptable in principle.

At this time, we will require the following further information:

Surface Water Drainage

- Ownership of the ditch.
- Evidence of the ditch described within the drainage strategy exists.
- Evidence that the invert levels of the ditch are sufficient to accommodate the proposed drainage outfall.
- Evidence that the receiving ditch has capacity.
- Evidence that the ditch has a wider connection to the drainage / watercourse network in the area.

Foul Water Drainage

- A measured drainage layout plan demonstrating that the proposed package treatment plant achieves the minimum offset distances from buildings, boundaries, and water features.
- We would advise the applicant that the system will need to either meet with the Environment Agency's General Binding Rules for package treatment plants, or an Environmental Permit will be required from the Environment Agency.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List (Application Stage) and the Strategic Flood Risk Assessment Map available at: <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Upon receipt of the additional information requested above, the Flood Risk and Drainage Team will review the submission and provide further comment.

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