

From: Martin Landivar <martin@landivar-architects.com>
Sent: 30 January 2026 13:03:22 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "Dale Elliott" <Dale@landivar-architects.com>
Subject: Re: 2026.01.22 Re: DM/25/1921 - Site Of Former East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA

Dear Andy,

With reference to the above, we have received the following comments back from our drainage consultant.

Surface Water

The surface water calculations have been undertaken with a 45% allowance for climate change; this is shown in the calculations contained within the report.

A 10% allowance for urban creep has been included in the surface water calculations. This is shown in the calculations in the appendices to the report.

The surface water calculations include a Cv value of 0.75 for summer storm events and 0.84 for winter storm events as has been the convention for many years. This can be updated to 1.0 very easily and the report re-issued.

The seasonal high groundwater table is something that can only be measured on site and is now a requirement from LLFA's wherever infiltration to ground is proposed. Groundwater monitoring will be required through the winter months (at least) of a year.

Whilst the drawings included in the report are drawn to scale, I can add dimensions to show that the various features achieve the 5m and 7m offsets from buildings/habitable rooms. I also note Dale's comments about the plots adjacent to Malthouse Lane and will need to look into this further as the existing hedge/trees make these 2 plots tight for space to provide offsets from buildings and remain within the plot.

Whilst there is an Operation and Maintenance management plan for the surface water system in the report, there is no clear statement that the system will be operated and maintained by a management company. This can be added as long as you/your Client are happy that this would be the way forward.

Foul Water

As per the comment for the surface water drainage, dimensions can be added to the drawing. From the assessment of the domestic foul discharge requirements for each plot, they will all be of a volume that is within the limit for compliance with the General Binding Rules. As long as Building Control is happy with the infiltration design for the foul systems per plot, this should not be an issue. I can assemble General Binding Rules assessment summaries for each plot to give clarity and try to get all parties on the same page.

It seems that if ground water levels are required this will take a year to obtain the information and as it stands, it's an unreasonable request, considering the following:

- 1 The site is a minor application for 7 houses.
- 2 The site is in flood risk zone 1
- 3 The site has an existing consent for an office building and almost a site fill car park with 85 parking spaces. Ground water levels were not requested for the consented scheme, which has a demonstrably higher impact on surface run off.

Is the drainage aspect achievable through a condition as this requests seems unreasonable and overbearing the size of the application? Please can you advise on these issues, so we our client can make an informed decision on how to proceed?

With kind regards,

Martin Landívar
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On 23 Jan 2026, at 18:32, Andy Watt <Andy.Watt@midsussex.gov.uk> wrote:

Dear Mr Landivar

Please see Drainage comments below. I would be grateful for your response in due course.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
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Working together for a Better Mid Sussex

From: drainage <drainage@midsussex.gov.uk>
Sent: 22 January 2026 19:59
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2026.01.22 Re: DM/25/1921 - Site Of Former East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA

Dear Andy,

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

We have reviewed the Foul and Surface Water Drainage Strategy (Date; 30/11/2025 prepared by Engineering Consultancy 49) 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.

Surface Water Drainage.

- Confirmation that the surface water drainage system has been designed to accommodate the 1 in 100-year storm event plus a 45% allowance for climate change, incorporating a 10% allowance for urban creep and using a Cv value of 1.0.
- Details of groundwater levels to demonstrate that appropriate vertical separation can be achieved between the base of the proposed ECO-90 infiltration devices and the seasonal high groundwater table.
- A measured drainage layout plan demonstrating that all proposed surface water drainage features achieve the minimum offset distances from buildings, boundaries, and any water features
- Details of the long-term maintenance and management arrangements for the surface water drainage system

Foul Water Drainage

- A measured drainage layout plan demonstrating that all proposed package treatment plants and associated drainage fields achieve 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 is advised that, unless robust evidence is provided to demonstrate otherwise, all drainage features should be located within the ownership boundary of the individual dwelling and be capable of being appropriately managed and maintained for the lifetime of the development.

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

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