

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 May 2025 14:33:02 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.05 Re: DM/25/0801 DOC 4 -Land At St James Road East Grinstead West Sussex

Dear Joseph,

The Flood Risk and Drainage Engineers have started to investigate Condition Discharge No 4 on the above and have requested to pick this up with yourself.

At the time planning was granted, Natalie James (acting FRD Engineer at that time) had set 2 Conditions which are stated on the Decision Notice.

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be 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 Mid Sussex District Plan (2014 - 2031).

5. The development hereby permitted shall not connect any surface water drainage to public sewers (directly or indirectly) until confirmation of capacity existing within the network from the sewage provider has been submitted to and acknowledged in writing by the local planning authority.

Reason: To ensure the proposal can be satisfactorily drained and will not exceed the local public sewer networks capacity and to accord with Policy DP41 of the Mid Sussex District Plan.

Unfortunately, we feel we would be unable to discharge Condition 4 (even with the additional information we are requesting below) until Condition 5 has been submitted by the applicant.

However, from the information that has been submitted for Condition 4 we have the following comments;

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments:

A CV 1.0 needs to be utilised in the drainage calculations

The information from the drainage calculations should be updated on the Private Drainage Layout DWG no EG-LINK-XX-01-DR-C-0500 Rec P0 plan to ensure accuracy and consistency throughout the documentation. In particular, there is a discrepancy between the pipe sizes and lengths calculations and the Private Drainage Layout DWG no EG-LINK-XX-01-DR-C-0500 Rec P0 plan .

Following receipt of the revised information requested, we shall review and provide further comments on this application.

Best Wishes

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