

From: Brijesh Mistry <brijesh@infrades.co.uk>
Sent: 19 March 2026 17:49:38 UTC+01:00
To: "drainage" <drainage@midsussex.gov.uk>; "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Natalie Gentry" <natalie.gentry@macar.co.uk>; "Darren Warbrick" <darren.warbrick@macar.co.uk>; "Phil Tomes" <phil@infrades.co.uk>
Subject: RE: 2026.03.04 Re: DM/26/0113 - Land South Of St Stephens Church Hamsland Horsted Keynes West Sussex

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Re: DM/26/0113 Condition 6 – Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex

Dear Katherine,

Further to your comments regarding the above application, please find our detailed response below.

1. Updated Drainage Design and Modelling

The originally approved drainage strategy, prepared and assessed at planning stage, was based on FEH (2013) rainfall data using Cv values of 0.84 and 0.75, with the system sized for the 1 in 100-year event plus 40% climate change allowance.

We have now undertaken a full redesign of the drainage system using updated design criteria — specifically the 1 in 100-year event plus 45% climate change and a Cv value of 1.0.

Revised hydraulic calculations and updated drainage drawings are attached for your review.

2. Foul Water Connection Approval

Southern Water has issued formal approval for the proposed foul sewer connection and confirmed capacity for foul discharge from the development.

Their approval letter is enclosed as evidence.

3. Construction Programme

We understand from our client that groundworks are ready to commence. The exact start date and construction programme can be obtained directly via the developer should this be required.

4. Finished Floor Levels and Flood Risk

All proposed dwellings have been designed with Finished Floor Levels (FFL) a minimum of 150 mm above the surrounding proposed external levels.

Surface water runoff generated within the development will be fully contained within the below-ground drainage system and the proposed cellular storage.

Our revised modelling confirms there is no flooding for storm events up to the 1 in 100-year +45% climate change event.

Should exceedance occur in events beyond this threshold, or in an extreme scenario due to lack of maintenance, overland flows will be routed away from the dwellings. The 150 mm FFL exceedance protection ensures no flooding of property, and all site-generated runoff will be managed entirely within the development boundary without affecting adjacent land.

5. Ordinary Watercourse Consent (OWC)

With respect to OWC, our intention is to submit the application once the drainage condition comments are confirmed as acceptable.

This approach avoids repeated submissions and fees; on previous schemes we have applied for OWC early, but due to delays in condition clearance, consents expired and required resubmission.

We will progress the OWC application immediately following confirmation that the drainage strategy and details are agreed.

We trust the above clarifications and the attached supporting information are sufficient to address the outstanding drainage comments.

However, please do not hesitate to contact me should you require any further details or have additional queries.

Many thanks,

Regards

Brijesh Mistry

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INFRASTRUCTURE DESIGN LTD

EST 2000

From: drainage <drainage@midsussex.gov.uk>

Sent: 04 March 2026 16:15

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Cc: drainage <drainage@midsussex.gov.uk>

Subject: 2026.03.04 Re: DM/26/0113 - Land South Of St Stephens Church Hamsland Horsted
Keynes West Sussex

Dear Katherine,

The Flood Risk and Drainage Team have reviewed the submitted information and have the following comments:

It is proposed for surface water to be discharged at an attenuated rate to an adjacent watercourse. It is proposed for foul water to be discharged to a Southern Water sewer via a pump.

- The calculations need to be updated to show a climate change allowance of 45%.
- The supplied capacity check is from January 2023. Updated correspondence with Southern Water is required.
- A timetable of implementation should be supplied.
- No design exceedance routes should be directed towards proposed dwelling or existing buildings offsite.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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