

From: drainage <drainage@midsussex.gov.uk>
Sent: 03 September 2025 20:47:17 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.09.03 DM/25/0579 - Hammonds Mill Farm London Road Hassocks West Sussex BN6 9NB

Dear Anna,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application. We have reviewed the FLOOD RISK ASSESSMENT and DRAINAGE STRATEGY RESPONSE (2) to MSDC Flood Risk and Drainage Team Further Comments dated 16 July 2025 by DJH. The applicant has provided sufficient information for us to remove our objection.

Fluvial Flood Risk

Revised Finished Floor Level (Barns 3 and 4):

The proposed finished floor levels (FFLs) for Barn 3 and 4 (Dwellings 3 and 4) are now proposed at 27.75mAOD based on Node 364 levels, with EA email confirmation. This will provide a FFL ~890mm above 1:100+35%CC and 690mm above 1:100+105%CC which is deemed acceptable

Confirmation of No Built Footprint or Land Raising:

The applicant has confirmed there will be no additional land raising or additional built footprint as part of the development which is deemed acceptable

Assessment of Unmodelled Watercourses:

The applicant has proposed no alterations to the roof arrangement or layout is proposed and although gutters and downpipes will be replaced, downpipes positions and connections to the existing surface water drainage will not be altered. The existing surface water drains will be jetted and a CCTV survey undertaken including the brick culvert, the drain under the infilled mill pond and the drain from the surface water outfall to the north of Barns 1 and 2 which is deemed acceptable. Evidence of this will be required at the Discharge Condition stage.

Surface Water Flood Risk:

The applicant has demonstrated that no built development will occur within the 1:100 + climate change surface water flood extent and there are no obstructions to the existing flow paths. The FFL's for Barns 1 and 2 will be raised to 29.80mAOD (905mm above ground levels). 600mm flood mitigation above predicted surface water flood depths will be provided which is deemed acceptable.

Pedestrian Escape Route Plan:

Safe escape has been demonstrated for both the fluvial and surface water flood risk to Jane Murray Way (>33.5mAOD) via a public footpath/farm track which heads north of the development which is deemed acceptable.

Surface Water Drainage:

It is proposed that surface water from Barns 3 and 4 will utilise the existing drainage arrangements, while Barns 1 and 2 will discharge to the existing culvert via a mill pond which is to be reinstated and a flow control chamber.

Foul Water Drainage:

As a shared package treatment plant is proposed which is located outside the application boundary, we would expect the applicant to provide evidence that permission has been obtained to connect to the treatment plant, that it is adequately sized to take the additional flows and a foul water maintenance and management plan which identifies responsible parties for the lifetime of the dwellings will be required for the shared system.

We would advise the applicant that any new foul water package treatment plant should be located outside of any modelled flood extents and be located a minimum of 5m from any watercourse/ditch. 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. We would also advise that any new outfall(s) into the watercourses/ditches on this site will require Ordinary Watercourse Consent from West Sussex Lead Local Flood Authority.

Ordinary Watercourse Consent

The applicant is advised that if any new development (including construction activities) is to take place within 5 metres of any drain or watercourse. It is important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken near this watercourse. It is important to understand that this Planning consultation deals with the flood risk impact of the proposed development, but the OWC will deal with the impact of the watercourse alteration. So, whilst the OWC is not a Planning matter, it will need to run alongside this application. Details for OWC are in the advice sections of this consultation. OWC application: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extremeweather/dealing-withflooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Condition Recommendations*FLOOD RISK AWARENESS*

No building shall be marketed, sold, or occupied until a flood risk report has been produced (to be provided to all prospective buyers and included within the buyers pack) and approved in writing by the local planning authority. This flood risk report shall need to include details and images of the modelled flood extents, expected frequency of flooding, the safe escape route, the flood mitigation measures included within the development and highlight landowner riparian rights and responsibilities

Reason: To ensure all new landowners are aware of the flood risk posed to the site, how they can safely escape and their riparian rights and responsibilities for any ditch/watercourse on the boundary of their land under The Land Drainage Act 1991

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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