

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 July 2025 11:37:43 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.07.01 Re: DM/25/1406 - Willowbrook Danworth Lane Hurstpierpoint Hassocks West Sussex BN6 9LW

Dear Andy,

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

The proposed development is for a change of use and extension of an existing building into a residential dwelling.

The application is supported by a Surface and Foul Water Technical Note (CGS Civils, Nov 2022). This states that all roof areas are to be collected into a positive drainage network being discharged into the existing ditch via a new manhole. The network has been designed to cater for the 1 in 100 – year +40% storm. Surface water drainage shall be discharged at 1l/s into the adjacent watercourse and that foul water drainage shall utilise a private package treatment plant with discharge to the watercourse.

The Flood Risk and Drainage Team are of the opinion that the development has shown that, in principle, drainage could successfully be provided on the site. The team have no objection to the proposed development and recommend the following pre-occupation condition is applied to the development.

The applicant is advised that details relating to the proposed parking spaces will be required to address the condition. Any proposed parking should be permeable in nature.

C18D - Single dwelling/unit

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. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

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