

From: drainage <drainage@midsussex.gov.uk>
Sent: 06 November 2025 17:25:48 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.06 Re: DM/25/1535 - Twinham, 34 Hurst Road, Hassocks, West Sussex

Dear Joanne,

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

An update drainage layout for the site has not been provided.

The supplied calculations show the drainage system to flood. In line with policy, surface water can be stored in exceedance areas onsite for events between the 1:30+CC and 1:100+CC event. Free discharge off the site for the events between the 1:30+CC event and 1:100+CC event is unacceptable and does not meet with policy.

As the depth of water within the system is still increasing for the set of calculations provided, evidence should be provided that the critical drainage event has been run. This will require further durations being submitted.

Further information needs to be supplied that regarding the Depth/Flow Relationship on the raingarden. Confirmation should be provided that no water can leave the system except through infiltration.

The calculations show a warning that the analysis may be unstable. Evidence should be provided to demonstrate that the results are reliable, such as sensitivity checks, model stability outputs, or comparison with alternative simulation parameters confirming that the instability warning does not affect the accuracy of the results.

The cross sections and calculations do not clearly indicate the proposed storage depth of the raingarden.

Please note that the half drain time may need to be updated based on the above comments.

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
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