

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 10 July 2025 18:46:45 UTC+01:00  
**To:** "Steven King" <Steven.King@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2025.07.10 Re: DM/25/0124 - HHRFC Clubhouse Whitemans Green Cuckfield West Sussex RH17 5HX

Dear Steve,

The Flood Risk and Drainage Team have reviewed the information submitted. Although part of the scheme was previously approved, it appears that the approved drainage strategy is being augmented for the scheme. Although we do not have an issue with this in principle, we would request your opinion to confirm there are no planning issues. Due to changes to the approved scheme, some of our comments relate to drainage upstream of this application due to the supplied calculations showing the system to flood.

Under the above discharge of condition application (covering condition number 2 relating to planning application DM/24/0832) we can provide the following comments.

- Greenfield runoff rate details for the area to be drained (using FEH or a similar approved method). This has still not been supplied.
- The strategy and calculations provided should show the elements of the drainage system being implemented in relation to phase 1 and how it ties into any existing drainage strategy.
- All attenuation/ overflow features, including the Copse, and flow controls should be within the application boundary.
- All attenuation ponds/ basins should have a minimum freeboard of 300mm.
- The half drain time of any infiltration feature should be less than 24 hours.
- In line with national and local 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 national or local policy. Although the supplied information confirms the 1.2m<sup>3</sup> of flooding will be accommodated on site within the landscaped areas, it should be demonstrated there is no flooding for the 1:30+CC event.
- The supplied calculations/ layout should be updated, where required, to take into account the above. This includes all relevant drainage infrastructure/ structures being modelled to demonstrate the system is sufficiently sized.
- In this instance, due to the drainage system at the site already being partly approved under a previous application, the CV values can remain as submitted.

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](mailto:drainage@midsussex.gov.uk)