

Project:	Sackville School, East Grinstead	Scheme No:	15609
Subject:	Technical Note- Response to LLFA comments	Revision:	01
Client:	Sackville School, East Grinstead	Date:	10/07/2025
Doc Ref:	15609-Flood Risk and Drainage Technical Note-01		
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Introduction

This Flood Risk and Drainage Technical Note has been prepared to provide additional information to support a planning application (reference: DM/25/0263) for 2no. artificial sports pitches at Sackville School, Lewes Rd, East Grinstead, RH19 3TY.

The purpose of this Technical Note is to provide supporting information to avoid the requirement for surface water drainage related planning condition.

Planning Application Consultation Response

Mid Sussex District Council as Lead Local Flood Authority (LLFA), have provided a Planning Application Consultation Response on 28th April 2025. In their response they have stated:

...‘The BGS infiltration potential map shows the site to be in an area with low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is unlikely to be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

Infiltration testing demonstrated that drainage via infiltration techniques was not feasible at the site, and an attenuation-based strategy is proposed.

Greenfield runoff rates have been estimated using the Revitalised Flood Hydrograph Model (REFH2) method. A discharge rate of 4.5 l/s is proposed for each artificial sports pitch. Discharge will be made at a combined 1 in 1 year greenfield runoff rate of 9 l/s to the watercourse north of the site or the ditch to the east of the site.

The applicant is advised that evidence will need to be provided at the detailed design stage that there is sufficient fall to connect to the existing watercourse on the school grounds.

The Flood Risk and Drainage Team acknowledge that the information submitted in relation to the drainage strategy shows that, in principle, surface water drainage could, subject to detailed design, be provided on the site.

Information into our general requirements for detailed surface water drainage design is included within our ‘General Drainage Information Guide’. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Condition Recommendation**Surface water drainage**

The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The pitches shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved details.

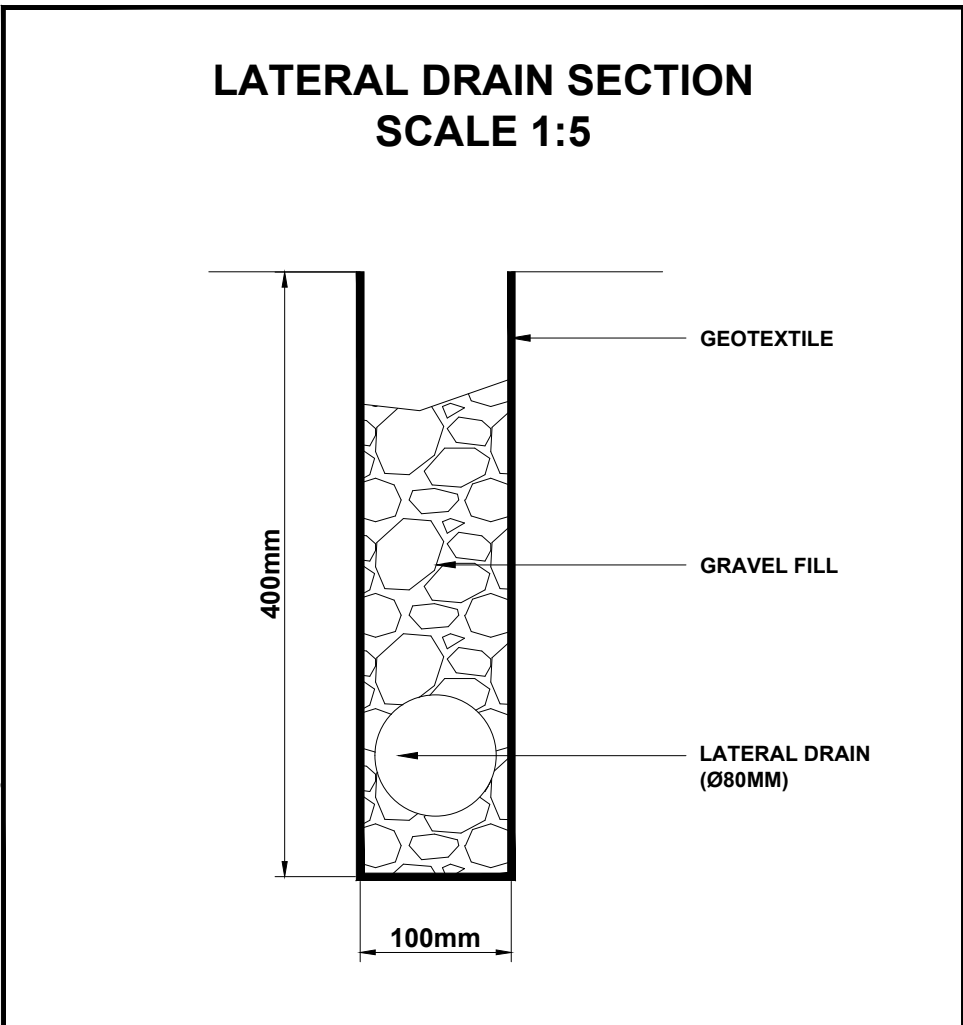
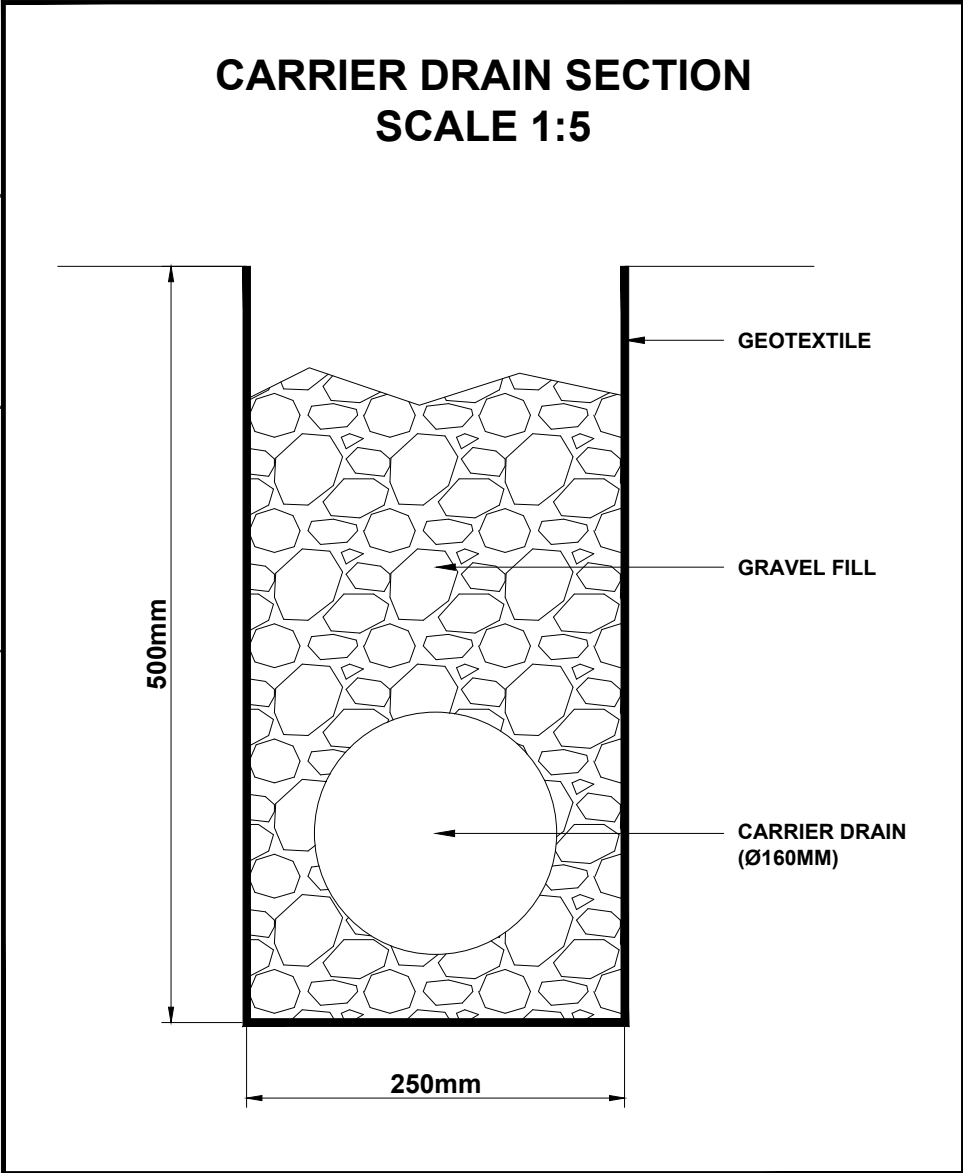
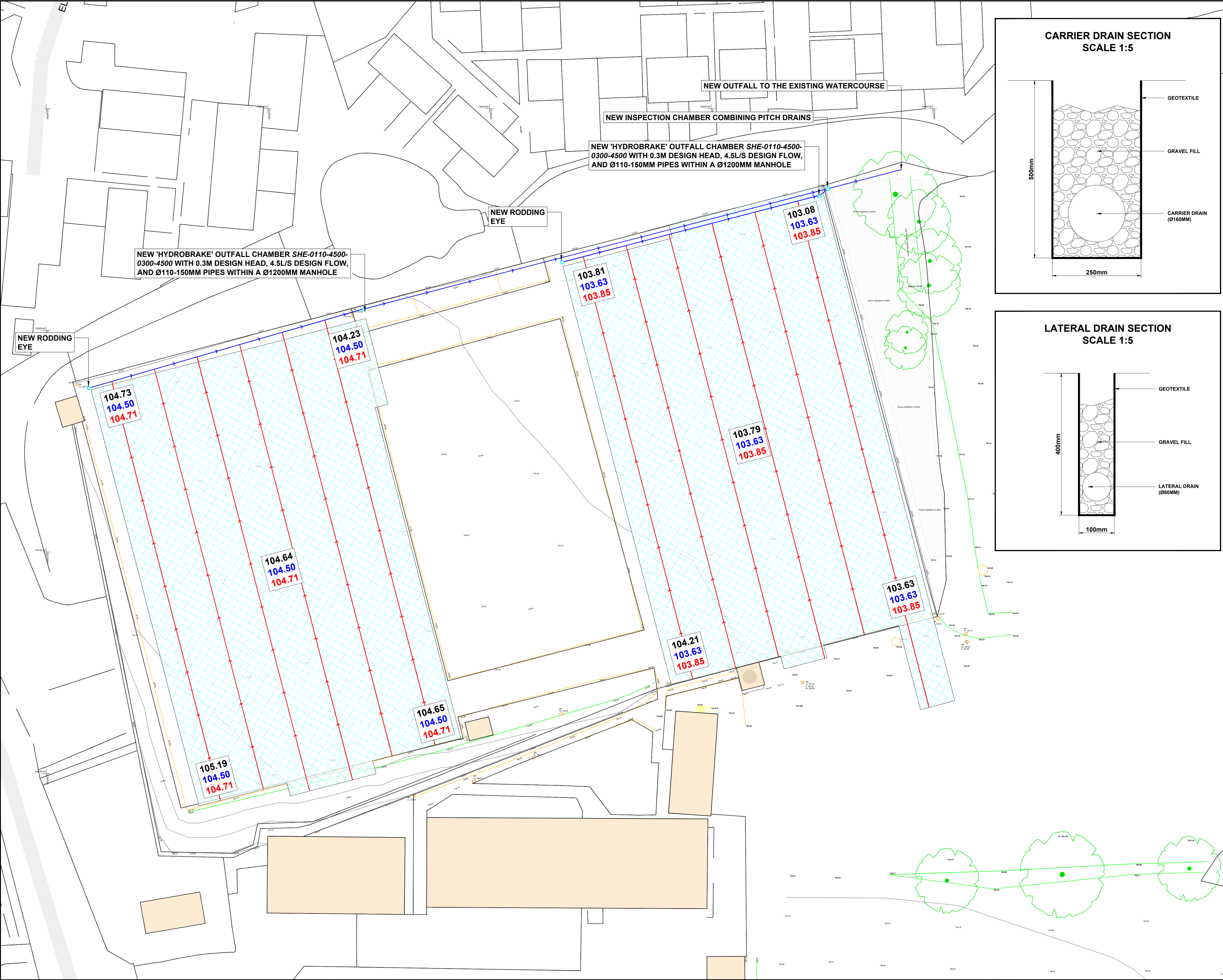
Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.'

Surface Water Drainage

The following documents are enclosed and, together with the Waterco Flood Risk Assessment and Drainage Strategy (document reference 15609-FRA & Drainage Strategy-03), are considered to provide the additional information requested:

- 1) Drainage Plan (Drawing No. NSSS009), included in Appendix A – This drawing shows the existing and proposed finished levels of the pitch, the carrier drain and lateral drain sections. The drawing also shows the location of the Hydrobrake flow control chambers and the pipe route to the outfall. The ditch to the east of the site (outfall) is situated at approximately 97.7m AOD and 5.69m below the lowest site level. As such, a gravity connection can be achieved.
- 2) Hydrobrake chamber detail, included in Appendix B together with the detail of the outfall headwall.

Appendix A- Drainage Plan



NOTES / KEY:

DRAINED DEVELOPMENT AREA - [Symbol]
[POROUS/PERMEABLE MATERIALS IN THE HTP AND AGP]

LATERAL DRAIN - [Symbol]
[Ø80MM UPVC PERFORATED PIPE LAID INTO LINED GRAVEL-FILLED TRENCHES SET AT 10M INTERVALS]

CARRIER DRAIN - [Symbol]
[Ø160MM UPVC PERFORATED PIPE LAID INTO LINED GRAVEL-FILLED TRENCHES]

RODDING EYE - [Symbol]
[INSTALLED TO ALLOW FOR IMPROVED MAINTENANCE]

'HYDROBRAKE' CHAMBER - [Symbol]
[RESTRICTING THE DISCHARGE OF SURFACE WATER TO AN AGREED RATE OF 4.5 LITRES PER SECOND]

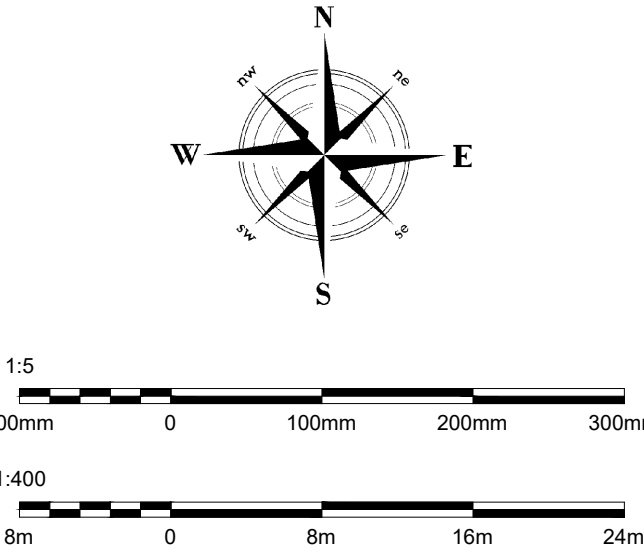
EXISTING FINISH LEVEL* - XXX.XX

CONSTRUCTION LEVEL (POST REDGRA REMOVAL)* - XXX.XX

PROPOSED FINISH LEVEL (TO TOP OF KERB)* - XXX.XX

REFER TO THE FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY PROVIDED BY WATERCO FOR FURTHER DETAILS

* INDICATIVE LEVELS BASED ON SITE TOPOGRAPHY DATA FROM BRIGHTSURV (BR1810) AND BOREHOLE DATA FROM SOIL TECHNICS GROUND INVESTIGATIONS (STV6168-R01)



Project name:	Sackville School
Project type:	Outdoor Sports Facility Development
Drawing:	Drainage Plan
Reference:	NSSS009
Revision:	B
Date:	07/07/25
Drawn by:	JP
Scale / Size:	1:400 / A1

nottssport

Synthetic Surfacing / Multi-Sports

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Appendix B- Hydrobrake & Outfall Detail

