

From: drainage <drainage@midsussex.gov.uk>
Sent: 23 May 2025 12:46:00 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.23 Re: DM/25/0240 (condition 11 of DM/23/2688) - Woodside Grange
Woodland Road Hassocks West Sussex BN6 8EX- Internal MSDC communications only

Hi Anna,

Please find below our updated comments. The additional information sent through appears to also be relating to another application adjacent to this site. Our comments are only in relation to condition 11 of DM/23/2688.

Please can you advise on the below highlighted and I can then re issue formal comments – this email is for internal MSDC communications only

Due to it appearing that the Taylor Wimpy drainage has not been adopted yet, we cannot ask for communication with the Water Authority. Therefore, could you please run the following sentence by the planner to confirm it would enforceable. *If it is found post planning that this development cannot connect into the Taylor Wimpey drainage network, then the flood risk and drainage team will need to be consulted on any amended strategy.*

We consider that insufficient information has been provided to discharge this Condition.

Surface Water

The applicant proposes to manage surface water drainage from the development via an attenuation pond which discharges at an attenuated rate into the ditch located to the west of the site. No calculations have been presented which demonstrate that the pond is sufficiently sized. All calculations need to use a 45% climate change allowance. Details need to be provided for the outfall pipework from the attenuation pond to the ditch. Outfall details into the ditch should be provided.

The attenuation pond will require a 0.3m freeboard above the peak modelled water level.

Foul Water

Foul water drainage is proposed to connect into a foul sewer. This is considered acceptable in principle. The proposed surface water drainage strategy and foul water drainage information from the Taylor Wimpey foul plan should be shown on the same layout. It is also not clear on the Taylor Wimpey foul drainage plan how the proposed swimming pool is to be integrated into the system.

Following receipt of the additional information requested, we shall review and provide further comments on this application. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes
Emma

Flood Risk and Drainage Team
Estate Services and Building Control
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