

From: drainage <drainage@midsussex.gov.uk>
Sent: 06 June 2025 12:03:56 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.06.06 Re: DM/25/1197 - Friday Ad Ltd London Road Sayers Common Hassocks West Sussex BN6 9HS

Dear Joe,

The Flood Risk and Drainage team have reviewed the submitted information and have the following comments regarding condition 10:

Surface Water

It is proposed for permeable paving and storage tanks to be utilised to discharge surface water from the site. This is acceptable in principle.

A CV value of 1 and a climate change allowance of 45% should be utilised.

Details of pollution mitigation for surface water runoff in line with CIRIA SuDS Guidance should be provided.

The discharge rate should be as close to the greenfield runoff rate for the area of the site being attenuated as feasible.

As the flow control from the site is downstream of a ditch and the pond, the plan area of any ditches leading into the pond and the pond itself should be taken into account within the strategy to confirm there is sufficient capacity within the system.

It should be demonstrated that the existing outfall pipework being retained is adequately sized for both the discharge from the land drain and the pond.

As the pond is being utilised as part of the drainage strategy, it should be demonstrated that there is a 300mm freeboard.

Linear drains (or similar) should be located at all low points across the site.

Details of how maintenance and access will be managed for the watercourse should be included within a Maintenance and Management Plan.

Confirmation of any permissions required to undertake works within the watercourse.

Foul Water

It is proposed for foul water to discharge into a public sewer. Although this is considered acceptable in principle, evidence of communication with Southern Water should be provided.

Please note that that surface and foul water drainage strategy should be based on the latest approved plans from DM/23/2039.

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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