

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 September 2026 16:39:55 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>; "owc@westsussex.gov.uk" <owc@westsussex.gov.uk>
Subject: 2026.09.24 - DM/25/0814 - Danworth Farm Cuckfield Road Hurstpierpoint West Sussex BN6 9GL.

Dear Hamish,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

We have reviewed the Surface Water Drainage Strategy for Planning prepared by Unda Consulting Limited, dated August 2026 (ref. 97486-Ventham-DanworthFarm), submitted in response to our previous consultation comments.

The submitted information demonstrates that infiltration testing has been undertaken at the site. The deeper trial pits were found to have insufficient infiltration characteristics for conventional soakaway drainage. The proposed drainage strategy has therefore been revised so that surface water runoff from the proposed barn roof will be attenuated within cellular storage before discharging at a restricted rate to the ordinary watercourse adjacent to the eastern site boundary. The proposed discharge rate of 0.4 l/s is stated to correspond with the calculated greenfield Qbar runoff rate.

Permeable paving is proposed within the parking area, supported by the results of the shallower infiltration testing. The strategy also provides preliminary calculations demonstrating that approximately 62.7 m³ of attenuation storage can be provided to accommodate the critical 1 in 100-year rainfall event including a 45% climate change allowance.

The Flood Risk and Drainage Team is satisfied that the submitted information demonstrates that an appropriate surface water drainage strategy is achievable in principle, subject to detailed design.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST' <https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. This level of information will be required to address the recommended drainage condition.

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Based on the information available, the Flood Risk and Drainage Team has **no objection** to the proposed development on drainage grounds, subject to the following condition.

Condition Recommendation

C18D - Single unit

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in

writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed 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.

Advisory – Ordinary Watercourse Consent

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
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