

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 September 2026 16:44:06 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/25/2046 - Evergreen, London Road, Hassocks, West Sussex, BN6 9NA

Dear Hamish,

We have reviewed the revised Flood Risk Assessment and Drainage Strategy prepared by Environmental Assessment Services Ltd, dated June 2026 and revised August 2026, submitted in response to our previous consultation comments.

Flood Risk

The site is located within Flood Zone 1 and is at very low risk of fluvial flooding.

The revised Flood Risk Assessment has considered the surface water flood risk affecting London Road and the implications for future occupants of the development. The assessment identifies areas of surface water flooding affecting the adjacent highway and considers the predicted flood depths and implications for pedestrians and vehicles.

The Flood Risk Assessment also acknowledges the Council's records of historical flooding affecting the site, surrounding area and adjacent highway. Having regard to the revised information, the Flood Risk and Drainage Team is satisfied that the proposed development can remain safe from current and future surface water flood risk for its lifetime without increasing flood risk elsewhere.

Sequential Test

Since our previous consultation response, the National Planning Policy Framework has been updated.

The revised national policy provides that where a site is at risk from surface water flooding only, the Sequential Test is not required where a site-specific Flood Risk Assessment clearly demonstrates that the proposed layout, design and mitigation measures would ensure that occupiers and users remain safe from current and future surface water flood risk for the lifetime of the development, without increasing flood risk elsewhere.

Having reviewed the revised site-specific Flood Risk Assessment, the Flood Risk and Drainage Team is satisfied that these requirements have been demonstrated.

Accordingly, the Sequential Test is not required in this instance.

Surface Water and Foul Water Drainage

The revised Flood Risk Assessment demonstrates that surface water drainage can be achieved in principle.

Infiltration is identified as the preferred method of surface water disposal, subject to appropriate infiltration testing. Where infiltration is demonstrated not to be feasible, the alternative strategy comprises attenuation with a controlled discharge to the watercourse to the east of the site.

The outline drainage strategy proposes a shared surface water drainage system serving the three dwellings. Appropriate arrangements for the long-term management and maintenance of the shared system will therefore need to be secured as part of the detailed drainage design.

Foul water is proposed to discharge to the public foul sewer.

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.

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

Condition Recommendation

C18F - Multiple dwellings/units

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. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be 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.

Ordinary Water course 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
Mid Sussex District Council
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