

From: drainage <drainage@midsussex.gov.uk>
Sent: 02 April 2026 15:18:58 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.02 Re DM/25/0814 - Danworth Farm Cuckfield Road Hurstpierpoint West Sussex BN6 9GL.

Dear Hamish,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

The Flood Risk Assessment by Floodplan Limited, Date: 04 March 2026 has been reviewed, and we have the following comments:

Flood Risk

The site lies within Flood Zone 1 very low risk of fluvial flooding.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at "Very Low" to "Low" surface water flood risk for the present day (comparable to flood zones 1 and 2).

There will be no increase in vulnerability at the site.

Given the scale and nature of the development, we have no objection on flood risk grounds.

Surface water

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.

It is proposed that the development will manage surface water runoff by collecting rainwater via downpipes and conveying it through a network of below-ground pipework to a silt collection chamber located within an existing on-site manhole. From here, flows are directed to an existing surface water pipe, which ultimately discharges to an existing ditch.

At this stage, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Drainage calculations to demonstrate the surface water drainage has been designed to cater for the 1 in 100-year rainfall event plus an appropriate % allowance for climate change,

using the latest FEH rainfall data with a runoff coefficient (Cv) of 1.0 applied to all impermeable areas.

- Discharge rates should be limited to as close as practical to the Greenfield QBar runoff rate for each area being drained.
- Measured drainage strategy plan showing SuDS layout and discharge points. All SuDS features should be located within the application boundary.
- Management and Maintenance plan

At this stage, further information is required before the Flood Risk and Drainage Team can confirm that the proposed surface water drainage strategy is acceptable in principle.

Once the required information has been received, we will be able to comment further.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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