

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 April 2026 10:59:09 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.21 DM/25/3028 - West House Farm Henfield Road Albourne Hassocks
West Sussex BN6 9DE

Dear Katherine,

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

We have reviewed the Flood Risk Assessment and Surface Water Drainage Strategy by Motion (dated 23/03/2026) and have the following comments:

Flood risk

The applicant has confirmed that the site is located within Flood Zone 1 with an area of the site (in the vicinity of the proposed games room) shown to be at low risk of surface water flooding.

The proposed access and escape route (along the driveway/site access) is located within an area identified as being at high surface water flood risk, both for the present day and when accounting for climate change, which is understood to be associated with an ordinary watercourse which is culverted beneath the site access road.

Safe escape and egress

The applicant has failed to demonstrate that safe access and egress can be achieved throughout the lifetime of the development.

In the absence of bespoke surface water flood modelling (including the ordinary watercourse which is culverted beneath the driveway/ site access), we would expect the applicant to utilise the Environment Agency's Risk of Flooding from Surface Water hazard mapping, including climate change scenarios, to assess the flood hazard rating along the proposed access and escape route.

In particular, the assessment should consider the 1 in 1000 year plus climate change event (Low risk, 2040–2060 epoch), with the corresponding flood hazard mapping clearly overlain onto the site's proposed layout plans and proposed escape routes. This would allow us to determine if safe access and egress can be achieved during the design event, which has a maximum hazard rating of 0.75.

Alternatively, the applicant could carry out bespoke surface water flood modelling (including the ordinary watercourse which is culverted beneath the driveway/ site access), to demonstrate that the site access is safe for the modelled 1:100 year plus climate change for the lifetime of the development scenario.

On this basis, it has not been demonstrated that safe access and egress can be achieved.

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.

The applicant proposes to manage surface water runoff in part by reducing the total roof area by approximately 49m², thereby reducing impermeable area and improving site drainage. While this reduction is noted, it does not substitute the need to provide sufficient attenuation for surface water runoff. Given the scale we would advise the applicant that the development is considered new build in terms of drainage potential.

The inclusion of rainwater harvesting is welcomed; however, this alone is not sufficient to manage runoff for the design storm event. The applicant must demonstrate that there is sufficient attenuation storage on site, with discharge rates restricted as close as reasonably practicable to the greenfield runoff rate.

Further information is required to demonstrate that the proposed drainage strategy complies with SuDS principles, including:

- Evidence of feasible discharge destination in accordance with the drainage hierarchy
- Indicative calculations to demonstrate sufficient attenuation storage
- Details of exceedance flow routing

If discharge to a watercourse is proposed, the applicant must demonstrate that:

- A watercourse is present and hydraulically connected to the wider catchment
- The channel has sufficient capacity
- Invert levels and outfall details support the proposed discharge

As a new discharge to an ordinary watercourse may be required, Ordinary Watercourse Consent (OWC) is likely to be needed.

In addition, the applicant refers to the use of compacted gravel within the drainage strategy. Further details are required to demonstrate that this element of the design is appropriate and policy compliant. In particular, the applicant must confirm that the proposed gravel surface is permeable and designed in accordance with SuDS principles, including suitable sub-base construction and infiltration characteristics. At present, insufficient information has been provided to confirm that the proposed arrangement will provide adequate permeability or pollution control.

Foul water Drainage

The development is proposed to be served by a package sewage treatment plant, with discharge to either a drainage field or nearby watercourse.

At this stage, the applicant must demonstrate that one of these options is feasible in principle.

Further information should be provided to confirm:

- Either confirm compliance with the Environment Agency's General Binding Rules or that a permit will be obtained

- A plan that demonstrates the minimum offset distances from buildings, boundaries, and water features can be achieved
- That the proposed system is suitable for the site conditions (e.g. a suitable infiltration rate or that the watercourse is suitable to connect into)

Advisory

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: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

Upon receipt of this further information, we will review and give further comment.

Best Wishes

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