

From: drainage <drainage@midsussex.gov.uk>
Sent: 02 July 2026 16:59:09 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.02 Re: DM/26/1243 - Pookberry Farm Pookbourne Lane Sayers
Common Hassocks West Sussex BN6 9HD

Dear Katherine,

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

We understand the application is for the provision of a mobile home for use as a rural workers dwelling for a temporary 3-year period in connection with the existing equine livery business.

We have reviewed the submitted Drainage Design Strategy (May 2026 by EAS Ltd) together with the accompanying plans and have the following comments:

Flood Risk

The application site is located within **Flood Zone 1** and is therefore at very low risk of fluvial flooding. The submitted report also confirms that the site is at very low risk of surface water flooding. A tributary of the River Adur (Pook Bourne) lies to the south of the site, with another drainage ditch to the north, however the proposed mobile home is located outside the mapped flood risk areas.

Surface Water Drainage

The submitted Drainage Design Strategy proposes to collect runoff from the roof of the proposed mobile home and discharge it to an underground geocellular attenuation system which is inside of the ownership boundary before discharging at a restricted rate of 1.75 l/s to the adjacent ditch (Ordinary Watercourse) via a new outfall connection. The strategy states that infiltration has been discounted because the underlying Weald Clay is considered unsuitable for soakaways. Attenuation storage has been sized for the 1 in 100 year rainfall event including a 45% climate change allowance.

The proposed discharge hierarchy is considered acceptable in principle. As surface water is not proposed to infiltrate to ground, BRE365 infiltration testing is not required at the planning application stage.

This is acceptable in principle, subject to detailed design.

Foul Water Drainage

Foul drainage is proposed to discharge to a new package sewage treatment plant with an outfall to the adjacent watercourse. The report states that the system will comply with the Environment Agency's General Binding Rules and recommends confirmation that the receiving watercourse contains year-round flow.

This is acceptable 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.

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

C18D

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

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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