

From: drainage <drainage@midsussex.gov.uk>
Sent: 16 July 2026 17:25:56 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.16 Re: DM/26/0982 - South View Sharpthorne Road Sharpthorne East Grinstead West Sussex RH19 4HU

Dear Anna,

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

We have reviewed the submitted Surface Water Drainage and SuDS Strategy Report prepared by JMS Group, dated 04 June 2026.

Surface Water Drainage

The proposed surface water drainage strategy indicates that surface water runoff will ultimately discharge to an existing pond located outside the application boundary and ownership boundary.

The applicant has not demonstrated that the pond provides a suitable and sustainable point of discharge for the lifetime of the development. In particular, no evidence has been provided to demonstrate:

- that the pond has a positive onward discharge to an existing watercourse or drainage network;
- the route by which water leaves the pond;
- that the pond has sufficient capacity to accommodate the additional runoff from the proposed development without increasing flood risk; and
- The pond will be managed and maintained for the lifetime of the development.

At this stage of the planning process, the applicant must demonstrate that there is a viable and achievable discharge route beyond the pond. Without evidence of onward connectivity and confirmation that runoff can continue to discharge safely, it has not been demonstrated that the proposed drainage strategy will function effectively for the lifetime of the development or that it will not increase flood risk on or off site.

Foul Water Drainage

It is proposed that the foul water will discharge to the existing manhole within the application boundary or a new manhole chamber constructed on the existing foul sewer, which ultimately discharges to the public foul sewer network.

This is acceptable in principle, subject to detailed design.

Following receipt of the requested information, the Flood Risk and Drainage Team will be able to provide a further consultation response.

Receipt of the requested 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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