

Flood Risk and Drainage Team Estate Services and Building Control

Location:

Little Park Farm, Hurstpierpoint



		Date	03.02.26
Application Number:	DM/25/3176	CGS Ref:	C3917

To: Flood Risk and Drainage Team

This document provides a formal response to the Flood Risk and Drainage Team Estate Services and Building Control comments dated 22th January 2026.

Comments and Responses

Comment	Our Response
<p>Surface Water Drainage</p> <ul style="list-style-type: none"> • Ownership of the ditch. • Evidence of the ditch described within the drainage strategy exists. • Evidence that the invert levels of the ditch are sufficient to accommodate the proposed drainage outfall. • Evidence that the receiving ditch has capacity. • Evidence that the ditch has a wider connection to the drainage / watercourse network in the area. 	<ul style="list-style-type: none"> • The drainage design has been updated. It is now proposed that surface water runoff will be collected and discharged into the existing combined sewer for storm water and treated effluent located nearby which then discharges into an adjacent ditch. The existing combined sewer was approved under application reference DM/22/1571.
<p>Foul Water Drainage</p> <ul style="list-style-type: none"> • A measured drainage layout plan demonstrating that the proposed package treatment plant achieves the minimum offset distances from buildings, boundaries, and water features. • We would advise the applicant that the system will need to either meet with the Environment Agency’s General Binding Rules for package treatment plants, or an Environmental Permit will be required from the Environment Agency. 	<ul style="list-style-type: none"> • The drainage layout plan has been updated. The proposed package treatment plant is now located 7 metres from the building and 3 metres from the site boundary, in accordance with the required minimum offset distances. • For this project, an Environmental Permit will not be required from the Environment Agency because the proposed discharge falls within the General Binding Rules for small sewage discharges. Under these rules, provided that the discharge volume is below the applicable thresholds and all other conditions are met, a permit is not necessary. In our case the maximum daily discharge will not

	exceed 5 m ³ (for surface water discharges) – in fact, the predicted daily volume is 0.6 m ³ – and the discharge will consist entirely of domestic sewage. Meeting these criteria enables compliance with the GBR without the need for a permit.
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Conclusion

The above points demonstrate that all concerns have been addressed in full. The revised drainage design now complies with Flood Risk and Drainage Team Estate Services and Building Control. We respectfully request that it be approved.

Appendices

- Updated Drainage Drawings: C3917_PL2_I01_Proposed Drainage Strategy and Exceedance Flow Routes
- Updated Calculations
- Updated SW&FW Drainage Report