

From: drainage <drainage@midsussex.gov.uk>
Sent: 25 September 2025 18:47:54 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.09.25 Re: DM/25/1921 - Site Of Former East Lodge Farm Malthouse Lane
Hurstpierpoint West Sussex BN6 9LA

Dear Andrew,

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

We understand the proposed application is for 7 new build houses.

The application has gone through an initial review and given the size of the proposed development, the submitted information is currently insufficient and doesn't meet the minimum requirements as set out in the MSDC Flood Risk and Drainage Information Check List.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List (Application Stage) and the Strategic Flood Risk Assessment Map - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Flood Risk

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) within the climate change range of 2040 – 2060.

It is understood that the site has been levelled and the low spot on the site has been removed. The applicant will therefore have to demonstrate, as part of the Flood Risk Assessment;

- The land raising has not displaced flood water off site.
- Safe escape and egress can be provided. If safe escape cannot be demonstrated, a Sequential Test will be required.
- The proposed plans will need to be overlaid onto the EA surface water flood map

Surface Water Drainage

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.

It is proposed that the development will utilise a soak away or attenuation tank with a micro borehole. At this stage of planning a viable means of discharging surface water is required. The

applicant will need to either demonstrate through in situ testing that there is a viable infiltration rate for either a soak away or a micro borehole.

Foul Water Drainage

It is proposed that the development will utilise a sewage package treatment plant with discharge to a micro borehole. The applicant will need to demonstrate through in situ testing that there is a viable infiltration rate for a micro borehole and sufficient offsets can be achieved.

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.

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
drainage@midsussex.gov.uk