

**MID SUSSEX
DISTRICT COUNCIL**

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Date: 06 October 2026

Anna Tidey
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Anna,

RE: **DM/25/2155 – Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX**

Thank you for your consultation on the above site. We have reviewed the application and information relating to drainage and flood risk and wish to make the following comments.

The applicant is applying for the erection of a 2 bedroom dwelling to the rear of 122 High Street.

The Drainage and Flood Risk Team have previously objected to this application due to insufficient information relating to surface water flood risk and drainage.

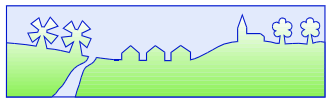
The current proposals for discharging surface water from the site is to connect it into the foul water network. Paragraph 1.10 of the National Standards for SuDS states *"Surface water runoff from the development shall not discharge to a foul drainage system."* and Note 2 of Standard 1 states *"for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already"*. Southern Water have confirmed that there is not public surface water network in the area and have stated clearly that they *"will refuse any request to discharge surface water into our 'foul only' sewer network."* Therefore, the proposed surface water drainage scheme is unacceptable as it has no viable outfall.

Additionally, the proposed surface water drainage strategy includes an attenuation tank located directly under the proposed dwelling. Whilst an inspection chamber has been included outside of the building footprint, we remain very concerned with this proposal and the potential maintenance and management issues in the future. Locating a major attenuation feature underneath a dwelling is not in accordance with Paragraph 7.12 of the National Standards for SuDS states *"The surface water drainage design shall allow free, safe, and easy access (including easements where required) for all personnel, vehicles and machinery required to undertake maintenance of the drainage features and for emergency response such as a pollution incident."* or Section F8.2 states *"have maintenance arrangements in place to ensure an acceptable standard of operation for the anticipated lifetime of the development;"*.

Without a viable surface water drainage strategy, the application does not comply with Section F7.1 of NPPF which states *"Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere."* The current proposals risk increasing surface water flood risk to the site and the surrounding area and the proposed connection to the foul sewer risks increasing foul flooding within the local sewer network.



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The current information provides no viable surface water drainage solution and we are concerned that there is no viable strategy for managing surface water drainage at the site. Therefore, we would be very reluctant to recommend any drainage related conditions at this stage.

Following a further review of the submitted information, **we would maintain our objection to this application.** The submitted surface water drainage information is not compliant with NPPF, Local Planning Policy DP41 or National Standards for SuDS.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph subsections CC3, F2, F4, F5, F6, F7 and F8 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:

[FLOOD RISK AND DRAINAGE INFORMATION CHECK LIST – APPLICATION STAGE](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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