

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 August 2025 15:37:39 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>; "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.21 Re: DM/25/1657 - 23 Hurst Road Hassocks West Sussex BN6 9NJ

Dear Katherine,

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

We understand the application is for a new residential development comprising the erection of 1 No. new detached self-build dwelling to replace an existing garage on garden land to the west side of the existing property.

The application is supported by a flood risk assessment, surface water and foul water strategy. This strategy is based on an infiltration-based strategy.

We advise the applicant that the development is considered new build in terms of drainage potential.

The detailed drainage design will need to be based on the latest national and local drainage and climate change guidance (at time of detailed design).

We would also advise the applicant that the surface water drainage system for the proposed development should remain separate.

The Flood Risk and Drainage Team acknowledge that the information submitted in relation to the drainage strategy shows that, in principle, surface water drainage could, subject to detailed design, be provided on the site.

It is proposed that the development will discharge foul water drainage via an existing connection that serves No.23 to the public foul sewer located beneath Hurst Road. This approach is considered acceptable in principle.

Information into our general requirements for detailed surface and foul water drainage design is included within the 'General Drainage Requirement Guidance' section. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

The team recommend the following condition is utilised for this development:

C18D - Single dwelling/unit

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.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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