

From: drainage <drainage@midsussex.gov.uk>
Sent: 22 January 2026 18:57:52 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.22 Re: DM/25/2994 - Philpots Manor School Hook Lane West Hoathly East Grinstead West Sussex RH19 4PR

Dear Caroline,

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

We understand the proposed application is for an extension of existing school car park to improve highway safety. Associated landscape and biodiversity improvements.

We have reviewed the Surface Water Drainage Report (by HydroGround Civils dated 28 October 2025) and have the following comments.

It is proposed that the development will utilise a grasscrete or similar permeable paving system that infiltrates directly through the permeable structure and underlying granular sub-base into the natural ground beneath. Any excess runoff generated during extreme rainfall will disperse naturally across adjacent grassed areas, consistent with the existing overland flow regime, which is with the ownership of the applicant.

Overall, the proposed drainage strategy is considered acceptable in principle, subject to appropriate detailed design.

The applicant is advised that infiltration testing will be required at the detailed design stage, or an alternative method of disposal will be required.

Information into our general requirements for detailed surface water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST – CONDITION DISCHARGE STAGE'. <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>. 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.

Condition Recommendation

C18E

The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The hardstanding shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved 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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