

From: drainage <drainage@midsussex.gov.uk>
Sent: 22 January 2026 19:59:19 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.22 Re: DM/25/1921 - Site Of Former East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA

Dear Andy,

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

We have reviewed the Foul and Surface Water Drainage Strategy (Date; 30/11/2025 prepared by Engineering Consultancy 49) and have the following comments.

At this stage of planning, additional information is required to demonstrate that the proposed drainage strategy is acceptable in principle.

Surface Water Drainage.

- Confirmation that the surface water drainage system has been designed to accommodate the 1 in 100-year storm event plus a 45% allowance for climate change, incorporating a 10% allowance for urban creep and using a Cv value of 1.0.
- Details of groundwater levels to demonstrate that appropriate vertical separation can be achieved between the base of the proposed ECO-90 infiltration devices and the seasonal high groundwater table.
- A measured drainage layout plan demonstrating that all proposed surface water drainage features achieve the minimum offset distances from buildings, boundaries, and any water features
- Details of the long-term maintenance and management arrangements for the surface water drainage system

Foul Water Drainage

- A measured drainage layout plan demonstrating that all proposed package treatment plants and associated drainage fields achieve 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.

The applicant is advised that, unless robust evidence is provided to demonstrate otherwise, all drainage features should be located within the ownership boundary of the individual dwelling and be capable of being appropriately managed and maintained for the lifetime of the development.

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

Upon receipt of the additional information requested above, the Flood Risk and Drainage Team will review the submission and provide further comment.

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
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