

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 February 2026 16:33:04 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.18 Re: DM/25/3176 - Land Adj To The Meadows Little Park Farm
Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ

Dear Anna,

Thank you for reconsulting the Flood Risk and Drainage Team following receipt of the applicant's response dated 03.02.2026 and associated updated drainage information.

We have reviewed:

- Proposed Drainage Strategy and Exceedance Flow Routes Plan – dated OCTOBER 2025 Drawing No:101 Rev PL2
- Surface Water Calculations - dated 02.02.2026
- Foul and Surface Water Drainage Report - updated 03.02.2026
- Supporting Drainage information
- Email from Agent accompanying supporting Drainage information

Flood Risk

The proposal is for a single dwelling (more vulnerable development). The site is located within Flood Zone 1 and is not identified as being at fluvial flood risk.

The updated Risk of Flooding from Surface Water (RoFSW) mapping indicates that the site is at very low surface water flood risk (comparable to Flood Zone 1) for the present day (2025). Within the 2040–2060 climate change scenario, parts of the site are shown to be at very low to low surface water flood risk (comparable to Flood Zones 1–2).

The area of low risk appears to be associated with a localised low point in the northeastern corner of the site.

Based on available mapping and records, there are no known historic flood incidents at the site.

Surface Water Drainage

It is proposed that the development will utilise an underground 1,500-litre rainwater harvesting tank to reduce water use within the dwelling with an overflow directed to an open Detention Basin in the front garden.

An amended drainage strategy has been submitted which no longer proposes discharge directly to a ditch from the Detention Basin.

It is now proposed that discharge will occur via an existing connection within the applicant's ownership to a combined manhole previously approved under application reference DM/22/1571.

The applicant is advised that, at the detailed design stage, a minimum freeboard allowance of 300mm should be incorporated into the Detention Basin design, given that an open drainage feature is proposed.

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

Information into our general requirements for detailed surface water drainage design is included within our 'Detailed Drainage Design Checklist'. <https://www.midsussex.gov.uk/media/vyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf> . This level of information will be required to address the recommended drainage condition.

Foul Water Drainage

The updated Proposed Drainage Strategy (October 2025, Drawing No: 101 Rev PL2) shows the package treatment plant relocated to:

- 7m from the dwelling
- 3m from the site boundary

These distances align with standard minimum offset guidance

The applicant states that discharge will comply with the Environment Agency General Binding Rules and that daily discharge will not exceed 0.6m³/s.

On the basis of the scale of development (single dwelling), this is reasonable in principle, subject to appropriate detailed design.

Information into our general requirements for detailed surface water drainage design is included within our 'Detailed Drainage Design Checklist'. <https://www.midsussex.gov.uk/media/vyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf> This level of information will be required to address the recommended drainage condition.

Condition Recommendations

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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