

From: drainage <drainage@midsussex.gov.uk>
Sent: 03 January 2026 08:46:31 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.04 Re: DM/25/2519 - Springfield Farm Lewes Road Scaynes Hill

Dear Hamish,

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

We have reviewed the Flood Risk Assessment & Drainage Strategy by HydroGround Civils, Date:14 December 2025 and have the following comments.

At this stage of planning, we require the following additional information to be provided:

Surface Water Drainage.

- Evidence that infiltration is possible on the site, or
- Evidence of an alternative means of managing surface water drainage.

Foul Water Drainage

- Evidence that the Environment Agency's General Binding Rules have been considered with regards to the foul package treatment plants.
- Evidence that there is a means of discharging treated effluent.
- Evidence that there is sufficient offset from the Sewage Treatment Plants to the building or boundary.

The applicant is advised that if a shared surface and/or foul water drainage system is proposed, a maintenance and management plan which identifies responsible parties for the lifetime of the dwellings will be required at the detailed design stage for the shared system.

Ordinary Watercourse Consent (OWC)

The applicant is advised that if new discharge points are proposed into the ordinary watercourse. It is therefore important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken. OWC application: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

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

Following receipt of the additional information the flood risk and drainage team will be in a position to provide further consultation response.

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
drainage@midsussex.gov.uk