

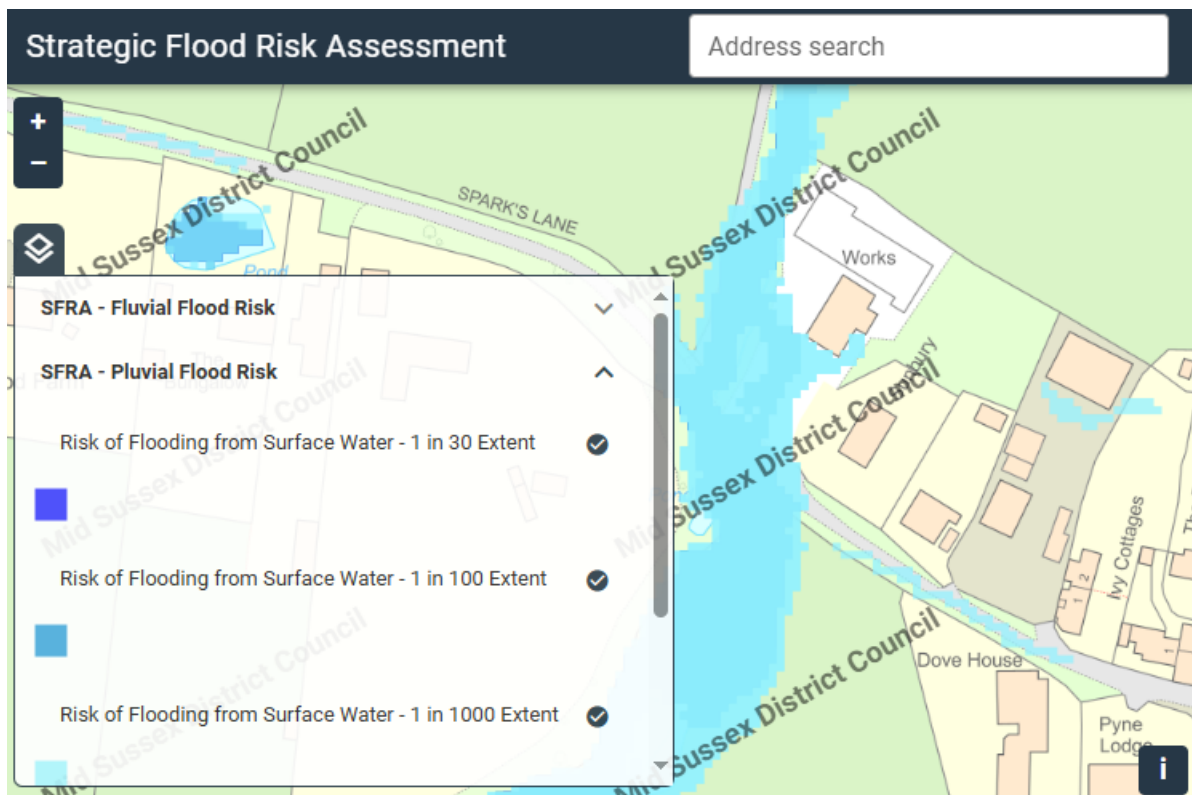
From: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Sent: 31 January 2025 11:36:21 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: 2025.01.23 Re: DM/24/2971 DOC

Dear Andy,

Thank you for your email regarding application reference DM/24/2971.

At the current time we understand that the site as a whole drains overland to the nearest watercourse located approximately 75m to the west of the site. There are no known soakaways or other infiltration arrangements.

The Mid Sussex Strategic Flood Risk Assessment (2024) indicates that there is some limited risk of surface water risk in the yard (in the 1 in 1,000 scenario) – located to the north of the building, but no risk of flooding along the site's boundaries in all scenarios. The neighbouring property to the west has also raised no issues to date in relation to surface water drainage.



I have spoken with our internal drainage consultant, and he has advised that it wouldn't be possible to drain the building via a soakaway as the underlying ground in this area is comprised of Wealden Clay which has low to very low infiltration rates. The next step in the drainage hierarchy is drainage to a surface water body which is expected to be the current scenario. The proposal is comparable in terms of permeability as the building replaces existing buildings and the use will be improved in terms of potential contamination as it is to be used to service electric cars.

We would be grateful for your consultant's advice on next steps or if the above information is sufficient.

Many thanks

Kind regards,

Hannah

Hannah McLaughlin
Associate

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 24 January 2025 16:44
To: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Subject: FW: 2025.01.23 Re: DM/24/2971 DOC

[External email - This message originated from outside DHA – prior to opening any attachments or opening links, please ensure their authenticity with the sender]

Dear Hannah

Please see comments below from our Drainage consultants. Could you please provide the requested information at your earliest convenience.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517
andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

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From: drainage <drainage@midsussex.gov.uk>
Sent: 23 January 2025 14:44
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2025.01.23 Re: DM/24/2971 DOC

Dear Andy,

Please find below the comments for DM/24/2971.

The flood risk and drainage team have reviewed the information submitted under the above discharge of condition application (covering Condition 4 of DM/23/1400) and can provide the following comments.

We consider that insufficient information has been provided to discharge this Condition.

Surface Water

It is currently proposed for the drainage arrangements to remain as existing. The flood risk and drainage teams comments relating to DM/23/1400 (30/06/23) state that the development would be considered new build in terms of drainage potential. No information has been provided which shows consideration towards sustainable drainage and water quality/ pollution risk.

The applicant should review Mid Sussex's 'General Drainage Requirement Guidance' for details of the information required.

Foul Water

It is stated that no foul drainage is required within the building. No further information is required relating to foul.

Upon receipt of this additional information, we will be able to comment further.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

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