

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 June 2026 16:52:32 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.18 Re: DM/26/0624 - Hurstpierpoint Methodist Church Hall 42
Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA

Dear Hamish,

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

We understand the proposal relates to Technical Details Consent pursuant to Permission in Principle reference DM/25/0958/PIP for the conversion of the former Methodist Church Hall into six residential flats.

We have reviewed the submitted Flood Risk Assessment and Surface and Foul Water Drainage Strategy prepared by Unda Consulting Ltd (May 2026) and have the following comments.

Flood Risk

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding. The submitted assessment confirms the site is located outside Flood Zones 2 and 3 and outside the functional floodplain.

The Risk of Flooding from Surface Water mapping indicates that parts of the southern boundary and southern elevation are affected by shallow isolated areas of surface water flooding. These areas are localised low spots and are not associated with a defined overland flow route. The main built footprint remains outside areas of significant surface water flood depth.

Given the scale and nature of the development, we have no objection on flood risk grounds.

Surface Water Drainage

The submitted strategy states that the existing site currently discharges surface water to a soakaway and that there will be no increase in roof area or impermeable surfacing associated with the development. The proposal therefore seeks to retain the existing drainage arrangements whilst providing a degree of betterment through the inclusion of green roofs and water butts.

Whilst the information demonstrates that a surface water drainage solution is achievable in principle, limited information has been provided regarding the existing drainage infrastructure and no detailed drainage design has been submitted.

Foul Water Drainage

The submitted report states that foul water will continue to discharge to the existing sewer network and that a capacity check will be undertaken with Southern Water.

This is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'
<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. 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 prior to undertaking detailed design.

The Flood Risk and Drainage Team raises **no objection**, subject to the following condition:

Recommendation

C18F – Multiple units

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. No unit shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for implementation and a management and maintenance plan for the lifetime of the development, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development shall be undertaken 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.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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