

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 26 February 2026 15:51:28 UTC+00:00
To: "drainage" <drainage@midsussex.gov.uk>
Cc: "Liam Foord" <l.foord@bpcivils.co.uk>; "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>; "Stuart Malcolm" <stuart.malcolm@midsussex.gov.uk>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Emma

Further to our meeting/call back in August, we have now undertaken the required modelling (by EPS) and are resubmitting the proposed drainage details for your approval, with a view to discharging Conditions 3 and 4.

The documents for your approval can be accessed via this link  [D2334 - TN002](#)

They include a covering response from Bright Plan Civils addressing MSDC's latest online comments, which I have also copied below for ease of reference.

Condition 3

The applicant should demonstrate that there is no flooding within the system for the 1:30yr + CC event with any flooding for the 1:100yr + CC event safely contained onsite.

The calculations attached demonstrate that the system caters for a 1 in 100yr+CC event without flooding on the site, this exceeds the requirement above.

To demonstrate that the southeast to northwest flow path is not impeded, the flow path should be overlaid onto the proposed plans.

The Flood Risk and Drainage Team agree that the catchment for surface water is the same post development. However, as the surface water flow path is being directed through below ground drainage, it needs to be demonstrated that the rate at which surface water is entering the watercourse has not increased.

Flood modelling has now been undertaken by EPS and this has identified that the overland catchment is much larger than shown on the flood maps for planning. The interception system has been revised to include a ditch which conveys flows around the proposed pitch and the modelling demonstrates that there is no increase in flood risk off site.

Condition 4

The greenfield runoff calculations provided only cover the overland flow catchment. Greenfield runoff calculations should also be provided for the polo pitch drainage and hard paved area of the access. Discharge to a watercourse should be restricted to the Greenfield QBar rate for all areas being drained, including the hard paved area of the access.

GFRO calculations are attached for the polo pitch area, confirming QBar =16.2l/s The combined flow rate from the access road and polo pitch matches this (1.5l/s + 14.7l/s)

As with condition 3, it still needs to be demonstrated that the interception drainage system would not lead to an increase in flood risk downstream of the site.

Please refer to the report prepared by EPS.

Condition 6 (existing and proposed site levels)

The reissued documents also contain an updated levels drawing for approval pursuant to discharging this condition.

We appreciate that some time has passed while this modelling was being commissioned, which means we are now quite a way behind programme in implementing the consent.

Accordingly, we would be extremely grateful if you could please give this your earliest attention.

If you have any questions, or require any further information, please do not hesitate to contact either me, or Liam at Bright Plan Civils (copied in).

Kind regards

Matt

SDP

Developers & Building Contractors

Buncton Barn, Buncton Lane, Bolney, Haywards Heath, West Sussex, RH17 5RE
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From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Sent: 20 August 2025 14:16

To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Cc: Liam Foord <l.foord@bpcivils.co.uk>

Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Matt,

Just heard back from drainage, they have asked if your side are free next Tuesday 26th August in the morning somewhere between 10am and 12noon.

Please confirm and then they will send out invites.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

01444 477446

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From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 20 August 2025 11:34
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Cc: Liam Foord <l.foord@bpcivils.co.uk>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

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Good morning Andrew

I don't suppose drainage have responded to you with their availability/time for the call tomorrow with Liam and I, have they?

Many thanks

Matt

From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Sent: 18 August 2025 14:37
To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Matt,

Thanks for this, I have got in touch with drainage via email, I will get in touch if update re meeting time/date.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 18 August 2025 14:33
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Cc: Liam Foord <l.foord@bpcivils.co.uk>; Stuart Malcolm <stuart.malcolm@midsussex.gov.uk>
Subject: FW: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Andrew

Thanks for the call – as you can see below, Stuart was arranging for us to have a call with your drainage consultant either this week or next.

In Stuart's absence, please can you follow this up and confirm a day & time for the call – as you will see, we have suggested either tomorrow or Thursday this week?

It will be myself and Liam (copied in) on the call from our side.

Kind regards

Matt

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 18 August 2025 12:29
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Cc: Liam Foord <l.foord@bpcivils.co.uk>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Hi Stuart – do you have a time for this call yet?

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 14 August 2025 09:16
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Cc: Liam Foord <l.foord@bpcivils.co.uk>
Subject: Re: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Hi Stuart

Can we please go for anytime on either **Tuesday 19th** or **Thursday 21st**?

Yes, it will be Liam and me on the call.

Kind regards

Matt

Sent from [Outlook for iOS](#)

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: Wednesday, August 13, 2025 1:59:40 PM
To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Cc: Liam Foord <l.foord@bpcivils.co.uk>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Matt

I have heard back from the drainage team and the input into a meeting with yourselves is needed by a consultant who is on leave this week. They have advised that this is a complex application which is compounded by historical flood risk in the immediate area of the site. As such please can you provide your availability for a call WC 18th August and WC 25th Aug. I assume it will be yourself and Liam as the attendees?

Thanks

Stuart

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 13 August 2025 11:48
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Cc: Liam Foord <l.foord@bpcivils.co.uk>
Subject: Re: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Hi Stuart

That's disappointing but thanks for chasing it.

We'll wait to hear, hopefully shortly.

Kind regards

Matt

Sent from [Outlook for iOS](#)

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: Wednesday, August 13, 2025 9:56 am
To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Hi Matt

Nothing received last week I'm afraid but they have been chased up.

Kind regards

Stuart

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 11 August 2025 14:23
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Cc: Liam Foord <l.foord@bpcivils.co.uk>
Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Good afternoon Stuart

Did you hear back from the consultants on this as expected?

Many thanks

Matt

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 07 August 2025 15:05
To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Cc: Liam Foord <l.foord@bpcivils.co.uk>

Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Matt

I had been advised I would hear back this week. I understand the consultants were reviewing the information before determining whether a call was required but they are aware of that request.

Thanks

Stuart

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Sent: 06 August 2025 12:53

To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Cc: Liam Foord <l.foord@bpcivils.co.uk>

Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Stuart

Please could we get a response on this?

Many thanks

Matt

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Sent: 31 July 2025 16:44

To: Stuart.Malcolm@midsussex.gov.uk

Cc: Liam Foord <l.foord@bpcivils.co.uk>

Subject: RE: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Stuart

I hope you're well.

Could you please let us know when we might expect a response to last week's email (below), or when a call with your drainage officer could be arranged?

We're currently under significant pressure to progress this matter and secure discharge of the condition.

Kind regards

Matt

SDP

Developers & Building Contractors

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From: Liam Foord <l.foord@bpcivils.co.uk>

Sent: 23 July 2025 13:42

To: Stuart.Malcolm@midsussex.gov.uk

Cc: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Subject: FW: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Stuart,

With reference to your email below, I would welcome the opportunity to discuss the comments with your drainage officer and I would be grateful if you could arrange that.

In the meantime, I provide the following documents and comments (below in red)

- Wallingford Calculations for the pitch
- Revised Causeway flow calculations for the overland flow interception system showing no flooding
- Revised drainage plan reflecting the above
- Revise overland flow catchment drawing showing the overland flow paths taking from the Flood Maps for Planning

Regards

Liam Foord FIHE

Operations Director – BP Civils



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From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Sent: 15 July 2025 09:52

To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>

Subject: FW: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Matt

Please see below

Stuart

From: drainage <drainage@midsussex.gov.uk>

Sent: 10 July 2025 19:25

To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Cc: drainage <drainage@midsussex.gov.uk>

Subject: 2025.07.10 Re: DM/25/0463 - Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks

Dear Stuart,

The Flood Risk and Drainage Team have reviewed the comments received from the applicant on the 3rd July.

Condition 3

The applicant should demonstrate that there is no flooding within the system for the 1:30yr + CC event with any flooding for the 1:100yr + CC event safely contained onsite. **Calculations revised to demonstrate no flooding on 1:100 (+CC)**

To demonstrate that the southeast to northwest flow path is not impeded, the flow path should be overlaid onto the proposed plans. **Now done. The southeast to northwest “flow path” follows a watercourse which is not affected by the works. All flow paths that are affected are catered for.**

The Flood Risk and Drainage Team agree that the catchment for surface water is the same post development. However, as the surface water flow path is being directed through below ground drainage, it needs to be demonstrated that the rate at which surface water is entering the watercourse

has not increased. As previously stated, the run off that is collected by the interception system will not increase. The interception system will only discharge what it collects. The Wallingford calculation shows 1 in 100 year greenfield run off rate of 111.04l/s. Factored by 45% to make an allowance for climate change, this is 161l/s. Passing the run off through a piped system may cause the flow to pulse as it may speed up through the pipes, and outrun what is coming in behind it, but it will average out. If the run off is entering at 161l/s throughout the duration of the storm, it will exit at an average of 161l/s for the duration of the storm. It simply cannot increase over the duration of the storm. It should also be noted that the greenfield run off from the site will be decreased during the more extreme storm due to the installation of the polo pitch drainage system (total 100 yr greenfield run off = $111.04 + 51.8 = 162.84\text{l/s}$, post development $111.04 + 16.2 = 127.24\text{l/s}$)

It is not possible to demonstrate this using software as greenfield run off is calculated using IH124 and the interception system is designed using ReFH2 rainfall data. You can see from the Causeway Flow calculations that, compared to IH124, it over-designs by looking at pipe 1.000 (node 16). This pipe has a catchment of almost 1Ha. (0.934) and the simulation results show an inflow of 79.3l/s. Whereas the Wallingford calculations show a 1:100 year greenfield run off rate of 18.5l/s/Ha. (26.85l/s when factored up for climate change). The Causeway Flow model using ReF2H is very conservative, and I have now adjusted the design to show that there is no flooding during the 1 in 100 year design event.

Condition 4

The greenfield runoff calculations provided only cover the overland flow catchment. Greenfield runoff calculations should also be provided for the polo pitch drainage and hard paved area of the access. Discharge to a watercourse should be restricted to the Greenfield QBar rate for all areas being drained, including the hard paved area of the access. The calculations for the polo pitch are attached and show Qbar as 16.2l/s and Q100 as 51.8l/s. The greenfield run off for the paved access road is negligible and the 1.5l/s rate has now been offset from the polo pitch system where the flow rate has been reduced from 16.2l/s to 14.7l/s

As with condition 3, it still needs to be demonstrated that the interception drainage system would not lead to an increase in flood risk downstream of the site. As commentary above

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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

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