

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 August 2025 16:45:52 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.08 Re: DM/25/1197 - Friday Ad Ltd London Road Sayers Common Hassocks West Sussex BN6 9HS

Dear Andrew,

The Flood Risk and Drainage team have reviewed the submitted information and have the following comments regarding condition 10:

Although the principle of the application was demonstrated at the application stage the details relating to the strategy are evaluated at the condition discharge stage in line with the Detailed Drainage Design Technical Summary. Therefore, there are a number of points which still need to be addressed.

Surface Water

It is proposed for permeable paving and storage tanks to be utilised to discharge surface water from the site. This is acceptable in principle.

In line with Mid Sussex's detailed drainage design technical summary the applicant will be required to utilise a CV value of 1. The updated calculations show the drainage system to flood for the 1:100+CC events. In line with policy, surface water can be stored in exceedance areas onsite for events between the 1:30+CC and 1:100+CC events. Free discharge off the site for the events between the 1:30+CC event and 1:100+CC event is unacceptable and does not meet with policy. Details should be provided of where the floodwater will be stored.

For completeness, pollution mitigation details should be resubmitted at the condition discharge stage along with confirmation that it is still applicable.

For completeness, the calculations used to determine the discharge rate should be resubmitted at the condition discharge stage.

To ensure that the system is adequately sized, the area of the ditch and attenuation pond need to be considered within the calculations.

The proposed land drainage pipe has a larger diameter than the existing pond outfall. Details should be provided to demonstrate that the land drainage diversion would not increase flood risk.

In line with the Ciria SuDS manual, a freeboard of 300mm should be provided for the attenuation pond.

To the rear of the building there is a low point with no linear drainage.

We advise the applicant that any changes to the watercourse may require Ordinary Watercourse Consent.

Foul Water

It is proposed for foul water to discharge into a public sewer. This is considered acceptable in principle.

As the foul water diversion forms a large part of the development further communication is required from Southern Water.

The Surface and Foul Water drainage strategy that is being proposed at this stage should be based and presented on latest approved plans from DM/23/2039.

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.

West Sussex Lead Local Flood Authority have been advised of this application and the works being conducted within a potential ordinary watercourse.

Best Wishes

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