

From: drainage <drainage@midsussex.gov.uk>
Sent: 12 May 2026 17:58:24 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>; "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.12 Note to Planner following review of FI submission 11.05.2026 Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX

Dear Anna,

We wanted to request your steer on this application. Before the Flood Risk and Drainage engineers formally comment on this any further, this will be the 4th time we have been requested to consult.

The report refers to an updated drainage layout drawing which has not been supplied.

Correspondence with Southern Water to confirm they will accept surface water into their foul sewer and details relating to the existing drainage arrangements on site need to be provided at this stage of planning.

Based on the above missing information, we would at this stage object. Would you like to address the above with your applicant or should we proceed to issue a formal objection?

Best Wishes

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

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 05 May 2026 09:24
To: drainage <drainage@midsussex.gov.uk>
Subject: FW: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX

Dear Drainage

Please see the latest drainage submission for this application, received 15.04.2026, whilst I was on leave.

I shall be grateful if you can review the content and comment again on this application. I will send a formal consultation request via Uniform and save the submission onto the planning file documents.

Thank you.

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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- SAVE A TREE Only print this email if absolutely necessary.

From: Graham Middle <graham.middle@lm-associates.co.uk>

Sent: 15 April 2026 10:23

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: RE: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks
West Sussex BN6 9PX

Good morning Anna

My apologies for this delayed response however I have been away from the office only returning yesterday.

In terms of the requested EOT I confirm on our clients behalf his agreement to a further EOT.

In terms of drainage please see the attachment.

I believe a neighbour has raised the issue of refuse collection and confirm I do not consider the current arrangement for the restaurant cannot be maintained adjacent to the lanewith the refuse bins for the proposed dwelling being located adjacent to the proposed dwelling kitchen door.

I also note you have raised the size of the proposed dwelling bedrooms in regards to the Department for Communities and Local Government produced March 2015 Technical Housing Standards- nationally described space standard. document.

I note the document states:

The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

I also note the standard for a proposed single & two storey dwelling suggests the floor area for a single storey one bed/2 person to be 50m2 and a two storey one bed/2 person to be 58m2, presumably the difference might be the staircase area/

The gross internal area of the proposed 2 bed dwelling as previously granted planning consent by appeal is 52m2. Therefore 6m2 smaller than the 2015 standard and I believe has no other statutory requirement, only guidance?

Regards

Graham Middle

Principal

BA (Hons). Dip Arch. RIBA. CIOB. CIH.

L.M. Associates Ltd

Tel: 01444 484711

www.lm-associates.co.uk



From: Anna Tidey [<mailto:anna.tidey@midsussex.gov.uk>]

Sent: 01 April 2026 15:04

To: Graham Middle

Subject: Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX

Dear Graham

I am reviewing the above application, as I note that the agreed Extension of time runs out on Friday this week (03.04.2026).

Please can you provide me with an update on how the additional drainage information is progressing, and a timescale for its submission?

I would like to request a further EOT to allow for the preparation and submission of this information, being mindful of the upcoming Easter break, and my week of booked leave (13-17th April).

I await your response to calculate an appropriate EOT date.

Thank you.

Regards

Anna

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Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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- SAVE A TREE Only print this email if absolutely necessary.

From: Graham Middle <graham.middle@lm-associates.co.uk>

Sent: 20 March 2026 09:54

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: 'Btinternet' <rjfielden1@btinternet.com>

Subject: RE: 2026.03.19 Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street
Hurstpierpoint Hassocks West Sussex BN6 9PX

Anna,

Apologies, please ignore my earlier email, I have clicked on the wrong email from yourself hence my reference to Lodgelands and the confusion over the correct floor map. I will respond separately to both emails again.

Kind regards

Graham Middle
Principal

BA (Hons), Dip Arch, CIOB, CIOH RIBA

L.M. Associates Ltd
01444 484711

From: Graham Middle [<mailto:graham.middle@lm-associates.co.uk>]

Sent: 20 March 2026 09:23

To: 'Anna Tidey'

Cc: 'Btinternet'

Subject: RE: 2026.03.19 Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint
Hassocks West Sussex BN6 9PX

Dear Anna,

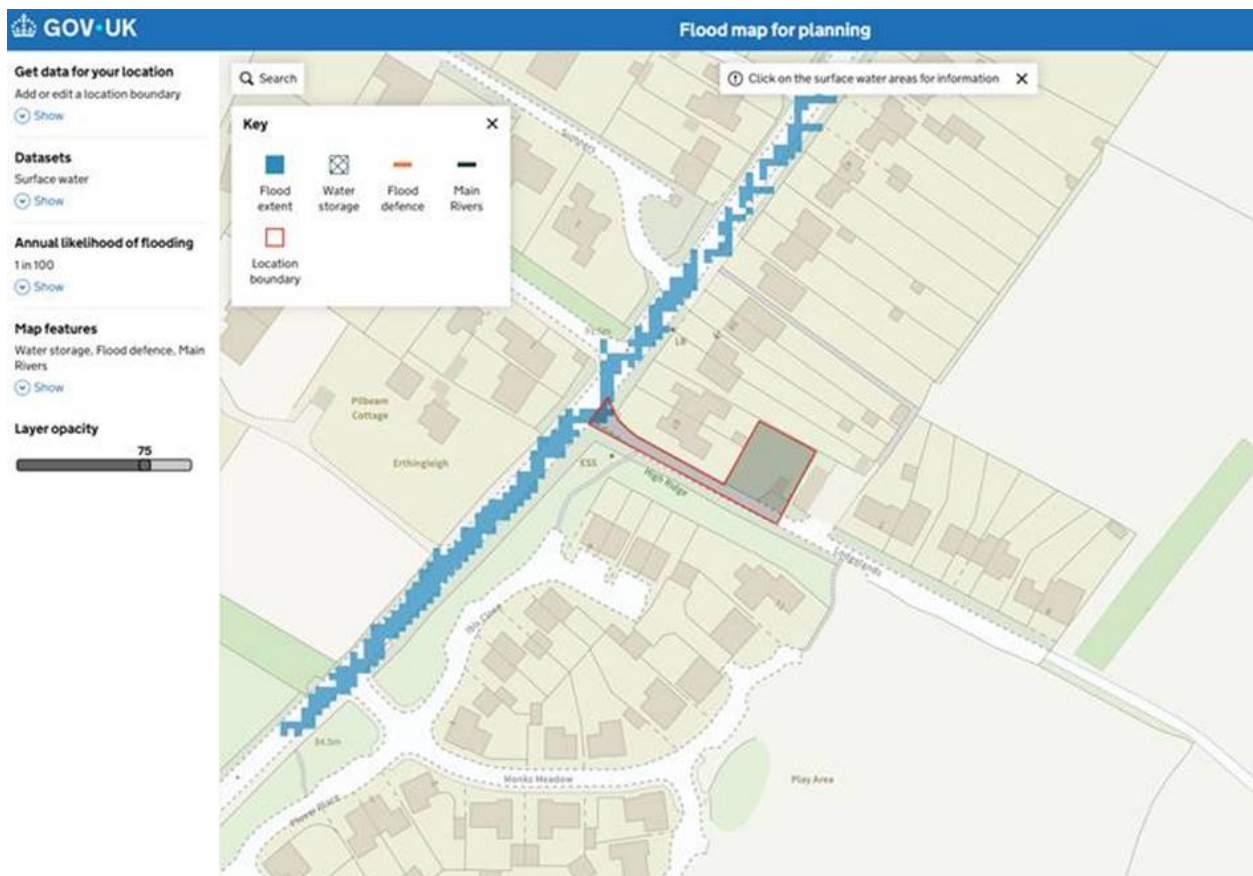
Thank you for your further consultation response in respect of the above application.

Having reviewed the information referenced within the Flood Risk and Drainage Team's comments, we note that the flood map included does not appear to correspond with, or represent, the application site at Lodgelands, Ardingly.

For clarity, a review of the Environment Agency's Flood Map for Planning confirms that **the entire site lies outside of all mapped Flood Zones (including Flood Zones 2 and 3)** and is therefore located wholly within **Flood Zone 1**, defined as land at the lowest probability of fluvial (watercourse) flooding. Furthermore, the mapping does not identify any watercourses or fluvial flood risk constraints affecting the site for the 1 in 100 year event (see attached & extract below)

We therefore respectfully request that the Flood Risk and Drainage Team review their position and confirm their objection will be removed

Should any further clarification be required, we would be happy to assist.



Kind regards

Graham Middle
Principal

BA (Hons), Dip Arch, CIOB, CIOH RIBA

L.M. Associates Ltd

01444 484711

From: Anna Tidey [<mailto:anna.tidey@midsussex.gov.uk>]

Sent: 19 March 2026 17:05

To: Graham Middle

Subject: FW: 2026.03.19 Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX

Dear Graham

I have spoken to a member of the Flood Risk & Drainage team regarding their latest comments, which I have received this afternoon, see below. They have advised that your client needs the advice of an experienced Flood Risk Engineer to prepare the information that they are requesting. I am unable to advise you in any detail, but draw your attention to the bullet points raised below. Have your clients considered a grey water collection and reuse system for the surface water?

Once a resubmission is prepared I will need to reconsult both the Flood Risk & Drainage team and Southern Water. I do not intend to make a recommendation at this stage. However, I am mindful that the agreed EOT date of 03.04.2026 will not be long enough for the preparation of the required information and the subsequent re consultation.

Please feel free to call me about this matter.

Regards

Anna

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<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 March 2026 16:12
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2026.03.19 Re: DM/25/2155 - Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX

Dear Anna,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application. We are mindful that this is the client's 3rd attempt to provide sufficient information at the application stage. While they have, it is still insufficient. As a further note, the applicant is proposing to discharge surface water into the foul sewer, which is not part of Southern Waters hierarchy. We highly recommend you reconsult with Southern Water considering this additional information the client has submitted:

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Your ref
DM/25/2155

Our ref
DSA000049626

Date
15th of December 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposed new 2no bedroom dwelling to the rear of 122 High Street. Foul and Surface Water Drainage Statement received 03.12.2025.

Site: Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks.

Disposal of surface water

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We have reviewed the submitted Attenuation Design by Hemsley Consulting Ltd and previous information and have the following comments:

Flood Risk

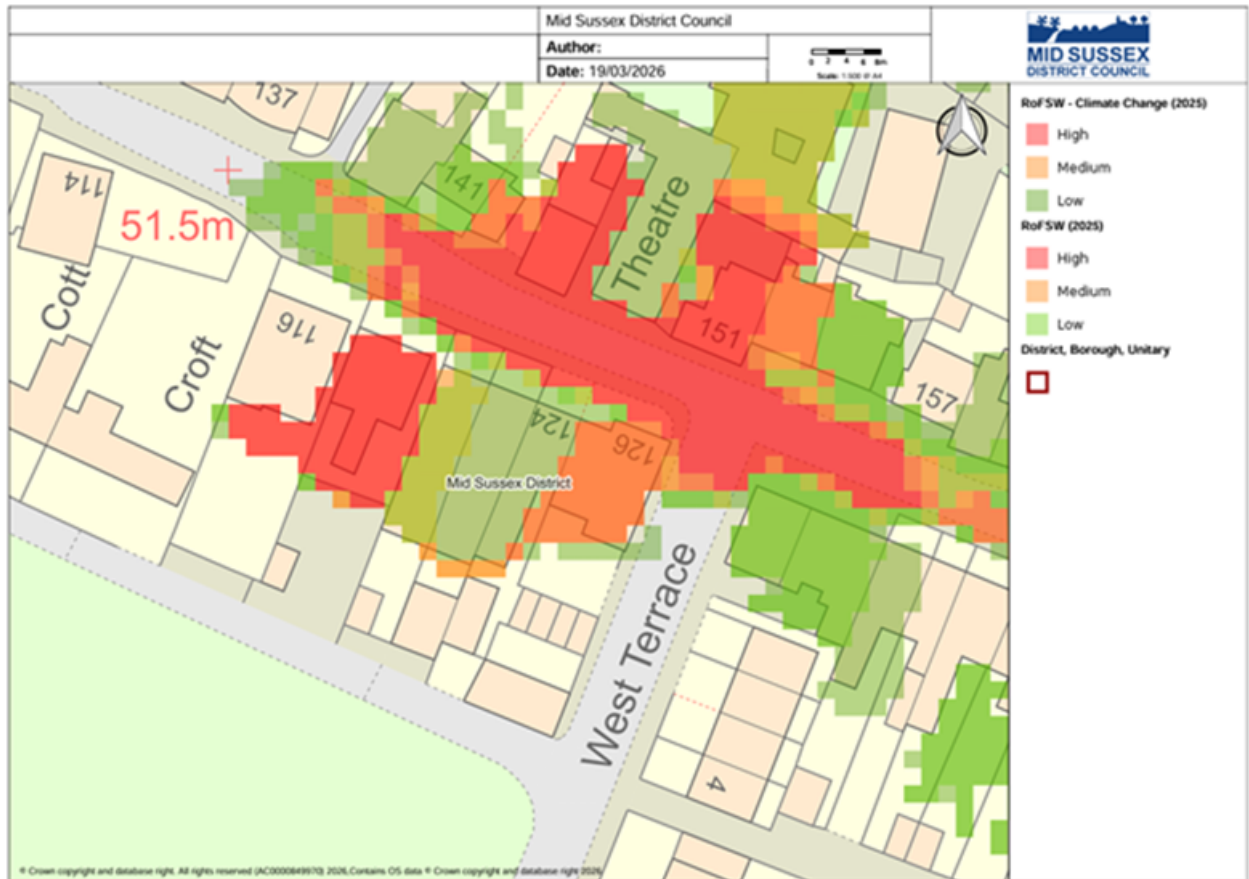
The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk “to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability” (of development).

Due to the need to consider all sources of flooding consistently with river flooding, Mid Sussex District Council (in line with West Sussex Lead Local Flood Authority advice) now follow the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

We acknowledge that some of this guidance still refers to flood zones, however it should be read as ‘flood zone or equivalent’.

The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. The Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping suggests the site is shown to be at "Very Low" to "Medium" surface water flood risk for the present day and with climate change (Flood zones 1 to 3a).



As the proposal is for a new residential dwelling (classified as *more vulnerable*), it must be demonstrated that the development will be safe for its lifetime, taking account of all sources of flooding, including climate change.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Climate change allowances for surface water flood risk (2023 EA uplift)
- Design plans showing floor levels relative to predicted flood depths with appropriate freeboard levels.
- Assessment of groundwater flood risk
- Assessment of sewer flood risk
- Evidence demonstrating that the proposed development and flood mitigation measures will not increase flood risk outside of the development site
- Evidence that the development will not increase flood risk elsewhere

- Evidence that the development will reduce flood risk on site where possible
- Details of resistance and/or resilience measures to address flood risk
- A flood warning, evacuation and emergency plan, including safe access and egress

Without this information, it has not been demonstrated that the proposed development will be safe for its lifetime.

Surface Water Drainage

It is proposed that surface water will be attenuated on site and discharged at a controlled rate to an existing combined drainage connection.

However, insufficient information has been provided to demonstrate that the proposed surface water drainage strategy is feasible or policy compliant, particularly given the constraints of the site.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- A plan showing the site's existing surface water drainage arrangements
- Confirmation that the drainage hierarchy has been followed, with justification for discharge to a combined sewer
- Updated drainage calculations demonstrating:
 - Use of FEH rainfall data (not SAAR-based methods)
 - A runoff coefficient (Cv) of 1.0 applied to impermeable areas
 - Design for the 1 in 100-year event plus appropriate climate change allowance and urban creep
- A detailed, scaled drainage layout plan showing:
 - SuDS components and storage features
 - Catchment areas and flow paths
 - Discharge points
 - Site constraints (e.g. root protection areas, utilities, level constraints, offsets)
- Demonstration that the proposed attenuation features are feasible within the site layout
- Exceedance flow routing to ensure no flooding of buildings
- A management and maintenance plan

Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk elsewhere.

Foul Water Drainage

It is proposed that foul water will discharge to an existing on-site connection.

This is acceptable in principle, subject to detailed design.

The Flood Risk and Drainage Team therefore maintain an **objection** to the proposed development due to insufficient information regarding flood risk and surface water drainage, for the reasons set out above.

Best Wishes

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

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