

From: David Hutchison <david.hutchison@btinternet.com>
Sent: 29 April 2025 21:25:28 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Amir Khan" <amrak47@yahoo.co.uk>
Subject: Re: 2025.04.29 Re: DM/25/0579 - Hammonds Mill Farm London Road Hassocks
West Sussex BN6 9NB

Hi Anna,

Thank you for the update.

Yes, we have let our client know and confirm we are instructed to arrange for an updated flood risk and drainage strategy to be prepared, which we anticipate will be submitted within 7 days.

We also agree to extend the target decision date to allow your further consultation with the drainage engineers.

All the best.

David

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Agent

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On 29 Apr 2025, at 15:32, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Dear David

I refer to the above application for your client Mr Amir Khan. Today I have received the attached comments from the Council's Drainage Engineers.

As you will see the Drainage Engineers state: *The team do not consider the 2022 flood risk and drainage strategy sufficient to address the flood risk and drainage requirements at this stage of planning. An updated report, based on current EA flood data, policy and guidance, will be required.*

As a result I have to request that the submitted Drainage Information is updated and new supporting information submitted. Without this supporting information I will have to recommend that the application is Refused. Please can you make your client aware of this requirement?

I am aware that the scheduled Decision Target Date is this Thursday, 01.05.2025. If you are going to submit the additional Drainage information I will need your agreement to extend this Decision Target Date. I will have to reconsult the Drainage Engineers and this will require another 21 days from the date of the receipt of the new drainage information.

Please can you advise me if additional Drainage information will be provided and agree, by return email, to an Extension of time for the Decision Target Date until 30th May 2025?

I look forward to hearing from you.

Regards

Anna

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

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<image001.png>

Working together for a Better Mid Sussex.



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

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

Sent: 29 April 2025 11:15

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

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

Subject: 2025.04.29 Re: DM/25/0579 - Hammonds Mill Farm London Road Hassocks West Sussex BN6 9NB

Dear Anna,

Please find our response for the above application:

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments:

The application is supported by a drainage strategy dated 22 February 2025. However, this report utilises EA Flood Mapping dated back to February 2022. Since 2022, EA flood data has been revised, national drainage and climate change policies and guidance have altered.

The team do not consider the 2022 flood risk and drainage strategy sufficient to address the flood risk and drainage requirements at this stage of planning. An updated report, based on current EA flood data, policy and guidance, will be required.

We would advise the applicant that the development is considered new build in terms of drainage potential. Therefore, surface water drainage will need to be designed to cater for the 1 in 100-year storm event, plus an allowance for climate change (+40% at time of writing) for all impermeable surfaces on site. Infiltration drainage such as soakaways should also have a half drain time of 24 hours or less.

No information on how foul drainage is to be managed at the site has been provided.

The Applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to meet the minimum requirements

Following receipt of the information requested, we shall review and provide further comments on this application.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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

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