

From: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Sent: 28 April 2025 08:35:02 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: 2025.02.03 RE: 2025.01.23 Re: DM/24/2971 DOC
Attachments: Drainage Statement.pdf

Good morning Andy,

I hope you're well.

In response to the comments from the Drainage Officer for application reference DM/24/2971, please see attached drainage Strategy which details the existing drainage arrangement and proposed drainage solution for the building.

If there are any further comments please let me know.

Kind regards,

Hannah

Hannah McLaughlin
Associate

Gatwick: 01293 221320
Maidstone: 01622 776226
Mobile: 07789 720784
Email: hannah.mclaughlin@dhaplanning.co.uk

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 03 February 2025 16:10
To: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Subject: FW: 2025.02.03 RE: 2025.01.23 Re: DM/24/2971 DOC

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Dear Hannah

Please see comments below from our Drainage consultants. Could you please provide the requested information as soon as you can.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

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

Sent: 03 February 2025 13:01

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

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

Subject: 2025.02.03 RE: 2025.01.23 Re: DM/24/2971 DOC

Good Morning Andy,

Many thanks for sending forward the below email information. We have consulted with the FR&D Engineers on this. They kindly advise that a SUDS report would need to be provided to reply to the request for further information, corresponding to Surface Water as below:

We consider that insufficient information has been provided to discharge this Condition.

Surface Water

It is currently proposed for the drainage arrangements to remain as existing. The flood risk and drainage teams comments relating to DM/23/1400 (30/06/23) state that the development would be considered new build in terms of drainage potential. No information has been provided which shows consideration towards sustainable drainage and water quality/ pollution risk.

Please could you request this and email it across, we will then review and respond.

Many thanks

Best Wishes

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

From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 31 January 2025 16:22

To: drainage <drainage@midsussex.gov.uk>
Subject: FW: 2025.01.23 Re: DM/24/2971 DOC

Hi Emma

Can you please pass this onto the Engineers for comment. I have sent out a Uniform consultation.

Thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517
andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

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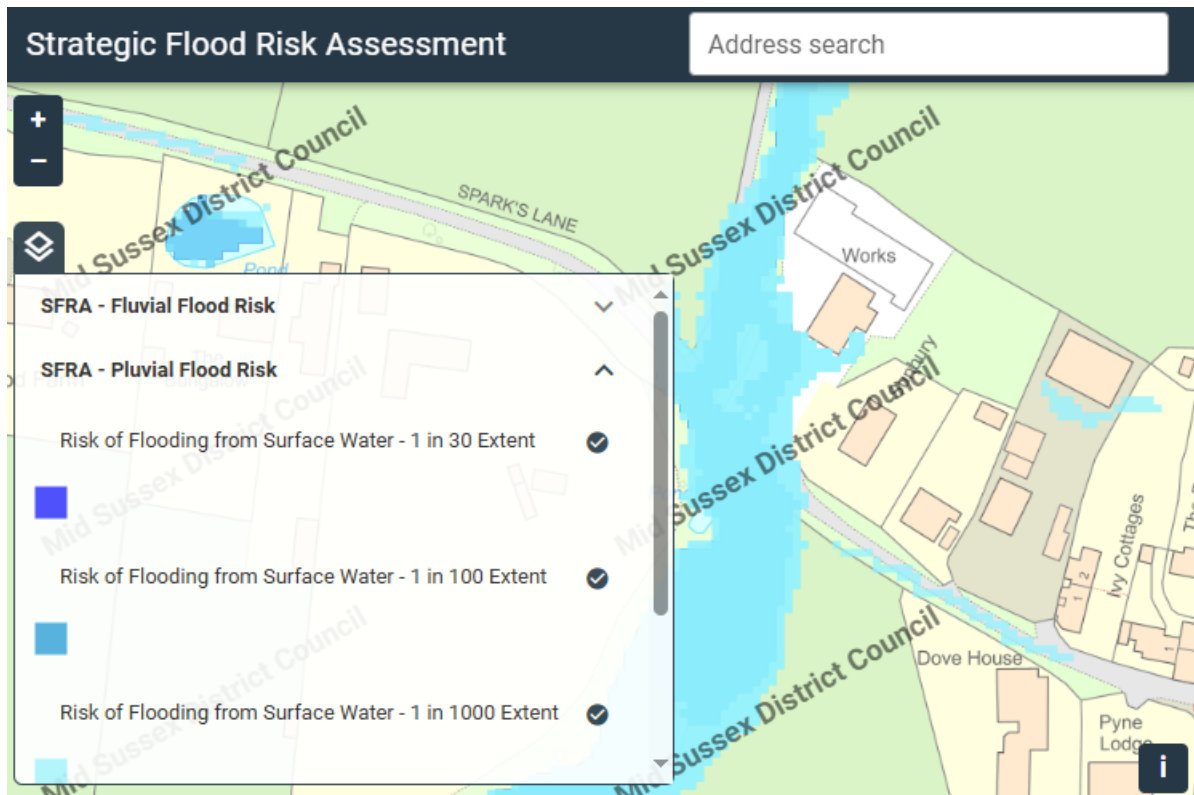
From: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Sent: 31 January 2025 11:36
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Subject: RE: 2025.01.23 Re: DM/24/2971 DOC

Dear Andy,

Thank you for your email regarding application reference DM/24/2971.

At the current time we understand that the site as a whole drains overland to the nearest watercourse located approximately 75m to the west of the site. There are no known soakaways or other infiltration arrangements.

The Mid Sussex Strategic Flood Risk Assessment (2024) indicates that there is some limited risk of surface water risk in the yard (in the 1 in 1,000 scenario) – located to the north of the building, but no risk of flooding along the site's boundaries in all scenarios. The neighbouring property to the west has also raised no issues to date in relation to surface water drainage.



I have spoken with our internal drainage consultant, and he has advised that it wouldn't be possible to drain the building via a soakaway as the underlying ground in this area is comprised of Wealden Clay which has low to very low infiltration rates. The next step in the drainage hierarchy is drainage to a surface water body which is expected to be the current scenario. The proposal is comparable in terms of permeability as the building replaces existing buildings and the use will be improved in terms of potential contamination as it is to be used to service electric cars.

We would be grateful for your consultant's advice on next steps or if the above information is sufficient.

Many thanks

Kind regards,

Hannah

Hannah McLaughlin
Associate

Gatwick: 01293 221320
Maidstone: 01622 776226
Mobile: 07789 720784
Email: hannah.mclaughlin@dhaplanning.co.uk

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 24 January 2025 16:44
To: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Subject: FW: 2025.01.23 Re: DM/24/2971 DOC

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Dear Hannah

Please see comments below from our Drainage consultants. Could you please provide the requested information at your earliest convenience.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517
andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

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From: drainage <drainage@midsussex.gov.uk>
Sent: 23 January 2025 14:44
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2025.01.23 Re: DM/24/2971 DOC

Dear Andy,

Please find below the comments for DM/24/2971.

The flood risk and drainage team have reviewed the information submitted under the above discharge of condition application (covering Condition 4 of DM/23/1400) and can provide the following comments.

We consider that insufficient information has been provided to discharge this Condition.

Surface Water

It is currently proposed for the drainage arrangements to remain as existing. The flood risk and drainage teams comments relating to DM/23/1400 (30/06/23) state that the development would be considered new build in terms of drainage potential. No information has been provided which shows consideration towards sustainable drainage and water quality/ pollution risk.

The applicant should review Mid Sussex's 'General Drainage Requirement Guidance' for details of the information required.

Foul Water

It is stated that no foul drainage is required within the building. No further information is required relating to foul.

Upon receipt of this additional information, we will be able to comment further.

Best Wishes

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

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