

From: drainage <drainage@midsussex.gov.uk>
Sent: 12 June 2025 17:25:40 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: RE: DM/25/0579 - Hammonds Mill Farm-Class Q Prior Approval Application

Hi Anna,

To cross check, we gave comments on 30th May 2025 with objection. I read your agents comments below to understand it that they are going away to work on providing additional information to look to overcome the objection, not that we are still to comment.

If you could clarify on this that would be great?

Many thanks
Best Wishes
Emma

Drainage and Flood Risk Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
www.midsussex.gov.uk

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 11 June 2025 15:28
To: David Hutchison <david.hutchison@btinternet.com>
Cc: Amir Khan <amrak47@yahoo.co.uk>
Subject: RE: DM/25/0579 - Hammonds Mill Farm-Class Q Prior Approval Application

Dear David

Thank you for your email of 02.06.2025. I have noted your request for a further EOT, and I have amended my records accordingly.

I am awaiting comments from the Flood Risk and Drainage Team on the information that has been submitted.

I return from leave on 20.06.2025, after which I will review the case again.

Thank you
Regards
Anna

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

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: David Hutchison <david.hutchison@btinternet.com>

Sent: 02 June 2025 13:03

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

Cc: Amir Khan <amrak47@yahoo.co.uk>

Subject: Re: DM/25/0579 - Hammonds Mill Farm-Class Q Prior Approval Application

Hi Anna,

Thank you for the MSDC Flood Risk and Drainage Team comments and current objections.

I anticipate that the objections can be overcome by providing the additional information requested and would therefore agree to a longer extension of time to issue a decision on the current application, say to 18 July 2025, as the preferred way forward.

Our request to the Environment Agency for the specific Product 4 flood data set for the location, as required by the FRD Team, including the access road, has been acknowledged, but typically can take up to 20 days to receive from them, hence the extension to mid July.

All the best.

David

David Hutchison B Arch PG Dip TP

DJH Architectural and Planning Consultants

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e david.hutchison@btinternet.com

On 2 Jun 2025, at 10:11, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Dear David

Please see attached and below the comments that I have now received from the MSDC Drainage Engineers regarding this application. I will need to refer to these when making my recommendation.

As you will see they have raised an objection. The comments are made with reference to the updated flood risk mapping from the Environment Agency released this year, following the new National Flood Risk Assessment (NaFRA2).

The Flood Risk and Drainage Team comments include recommendations and requests extra flood resistance and resilience measures are detailed for the conversions, object to the proposed development on the grounds that **insufficient evidence has been provided that safe access and egress can be provided and request details for how safe evacuation could be achieved during an extreme flood event.**

In terms of the proposed **Surface Water Drainage** the Flood Risk and Drainage Team have identified the need for updated calculations or alterations to a drainage strategy

To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

For the proposed **Foul Water Drainage** -If a shared package treatment plant is proposed which is located outside the application boundary, the applicant is requested to provide evidence that permission has been obtained to connect to the treatment plant, that it is adequately sized to take the additional flows and a foul water maintenance and management plan which identifies responsible parties for the lifetime of the dwellings will be required for the shared system.

In order to take the matter forward your client has the option to:

- Allow the decision to be made (which will be to Refuse the scheme on drainage grounds) on the basis of the submitted information, before the agreed EOT date of 11.06.2025, then to Appeal the Decision.
- Alternatively to Withdraw the current application in order to collate the requested additional supporting information to accompany a resubmitted application.
- Agree to a longer Extension of time for the current application to allow time to collate and send in the requested additional supporting information. Upon receipt I will need to undertake the further 21 day consultation with the Flood Risk and Drainage Team.

I look forward to hearing from you to confirm how your client wishes to proceed.

Thank you.

Regards

Anna

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From: drainage <drainage@midsussex.gov.uk>
Sent: 30 May 2025 17:06
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2025.05.30 Re: DM/25/0579 - Hammonds Mill Farm-Class Q Prior Approval Application

Dear Anna,

Please find attached our response to the above application.

We have objected to the application. We did see it passed in 2022 however, with Nafra 2 the site is shown in a different light.

The applicant has provided no evidence on how the FFLs have been set above the 1:100+CC level (they need to include EA product 4 flood data and look at the surface water flood depths across the site to set these). If they are unable to raise the floor levels, then extra mitigation measures need to be included. Also, there is not mention on how safe escape can be provided from the site as it looks as if the majority of the driveway / escape route is at High risk of surface water flooding.

Also location plan (application boundary) provided by the applicant (P_0211_00_Rev A_Hammonds Mill_Class Q Application_Location Plan_master) is different to what is on the MSDC website. For clarity I have based my comments on the location plan (P_0211_00_Rev A_Hammonds Mill_Class Q Application_Location Plan_master)

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<image004.png>

Best Wishes

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

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