

From: drainage <drainage@midsussex.gov.uk>
Sent: 23 July 2025 14:31:56 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.07.23 Re: DM/25/0943 - Townhouse Farm Cottages Church Lane Ardingly
West Sussex RH17 6UR

Dear Joanne,

The Flood Risk and Drainage team have reviewed the submitted information and have the following comments regarding conditions 3 and 4:

Condition 3

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Surface Water

It is proposed for an attenuation tank to be utilised to discharge surface water from the site at an attenuated rate to a wet ditch. This is considered acceptable in principle.

- Details should be provided for both the surface and foul water discharge locations into the wet ditch. Sufficient detail regarding this has not been provided. A drainage strategy layout should be provided which includes the full conveyance route to the watercourse (discharge location).
- No information has been provided that shows the impact of a flooded outfall on the drainage system has been considered.

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

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Foul Water

It is proposed for foul water to discharge into a wet ditch via a Klargest. This is considered acceptable in principle.

- Confirmation should be provided that the proposed location of the Klargest is within the application boundary (as would be required).
- Confirmation should be provided that the site meets all criteria of the EA general binding rules.

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

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Condition 4

Additional information regarding flood mitigation measures for the development has been supplied. This is now satisfactory.

Best Wishes

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