

Planning Application Consultation Response

Application Details

Application Number	DM/24/2874
Response Date	07/02/25
Site Location	Twineham Court Farm Bob Lane Twineham Haywards Heath West Sussex RH17 5NH
Development Description	Proposed removal of the modern disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.
Recommendation ¹	No objection subject to condition

Flood Risk

Information

[The Planning Practice Guidance for Flood Risk and Coastal Change](#) requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the [National Planning Policy Framework](#). This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise 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

Application specific comment

¹ In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The site is shown to be at very low to low surface water flood risk (comparable to flood zones 1 and 2).

Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Mid Sussex District Council's records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won't flood in the future.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

There may be sewers located on the site not shown on the plan which are now considered public sewers. Any drain which serves more than one property, or crosses into the site from a separate site may be considered a public sewer. Advice in relation to this situation can be found on the relevant water authority's website.

Surface Water Drainage

Information

Surface water drainage will ultimately need to be designed to meet the latest national and local planning and drainage policies and guidance. The drainage system will need to consider climate change, the allowances for which should be based on the climate change guidance from the Environment Agency at the time of detailed design.

Detailed drainage design should consider the impact a flooded outfall could have on the proposed drainage system.

The recommendation for a drainage condition to be utilised for an application does not preclude the need for updated calculations or alterations to a drainage strategy. Recommendation for a drainage condition shows that the Flood Risk and Drainage Team are of the opinion that the development has shown that, in principle, drainage could successfully be provided on the site.

Application specific comment

The BGS infiltration potential map shows the site to be in an area with low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is unlikely to be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

It is proposed that the surface water runoff from the new facilities will be directed to two new attenuation ponds in the south of the site, working in cascade. The ponds have been designed to accommodate sufficient storage volume to attenuate all events up to and including the 1 in 100 year +45% climate change event.

The proposed car park will be constructed with permeable surfacing, with 300mm of granular subbase with a 0.3 void ratio, and outfall to the proposed attenuation ponds.

Surface water runoff will be attenuated to greenfield QBAR rate of 1.96 l/s. This is based on a total catchment area of 0.347ha, and greenfield QBAR of 5.64 l/s/ha.

The Flood Risk and Drainage Team acknowledge that the information submitted in relation to the drainage strategy shows that, in principle, surface water drainage could, subject to detailed design, be provided on the site.

The applicant is advised that evidence will need to be provided that the position of the headwall and outfall is within the site Title boundary and that the receiving ditch/waterbody is connected to the wider network. Evidence will need to be provided that the receiving ditch/waterbody can be maintained.

At the detailed design stage, it should be demonstrated that the system is designed to cater for all events up to and including the 1 in 100 year +45% climate change event without flooding or adversely increasing the flood risk at the site. All relevant input areas where rainfall/ runoff can enter the drainage system need to be included in the calculations.

In addition to any planning permission granted, Ordinary Watercourse Consent maybe required. Details of this separate process can be found online at <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-riskmanagement/ordinary-watercourse-land-drainage-consent/>

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Foul Water Drainage

It is proposed that the development will utilise a package treatment plant and Drainage Mound with a new formal outfall to the existing ditch flowing northward. This approach is considered acceptable in principle.

The applicant is advised that evidence will need to be provided that the position of the headwall and outfall is within the site Title boundary and that the receiving ditch/water is connected to the wider network. Evidence will need to be provided that the receiving ditch/waterbody can be maintained.

We would also advise the applicant that non-main foul drainage should meet with the Environment Agency's General Binding Rules. Where these rules cannot be met then an Environmental Permit will be required.

In addition to any planning permission granted, Ordinary Watercourse Consent maybe required. Details of this separate process can be found online at <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-riskmanagement/ordinary-watercourse-land-drainage-consent/>

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Condition Recommendations

C18F - Multiple units

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

For and on behalf of the Flood Risk and Drainage Team
Mid Sussex District Council
Telephone: 01444 477577 Option 3
drainage@midsussex.gov.uk