

From: drainage <drainage@midsussex.gov.uk>
Sent: 17 February 2026 18:02:36 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.17 - DM/25/2884 - Land Adj. To 48 Wickham Way Haywards Heath
West Sussex RH16 1UQ
Attachments: MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Stefan,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

While the document sets out broad principles for foul and surface water disposal, the information provided is high-level and does not meet the minimum requirements set out in the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>. As such, the submission is insufficient to demonstrate that drainage can be achieved in principle in accordance with national and local policy.

SURFACE WATER DRAINAGE

The strategy confirms that roof water will discharge to a 5,000-litre rainwater harvesting tank with overflow to a soakaway located within the front garden. No supporting technical evidence has been provided to demonstrate that this approach is feasible. Specifically, the submission does not include:

- BRE365-compliant infiltration testing to confirm the suitability of soakaway drainage.
- Evidence of groundwater levels or confirmation of adequate separation between the base of the soakaway and the seasonal high-water table.
- Drainage calculations demonstrating that the system has been designed to accommodate the 1 in 100-year storm event plus an appropriate climate change allowance.
- Confirmation of storm duration, runoff coefficient ($C_v = 1.0$), or urban creep allowance where applicable.
- A drainage layout plan showing the full SuDS arrangement, discharge point, levels and exceedance flow routing.
- A dimensioned plan demonstrating sufficient stand-off distances for all SuDS features (including the rainwater harvesting tank and soakaway) from buildings, boundaries, highways, trees and any existing or proposed services.
- A management and maintenance plan for the lifetime of the development.

Without this information, it cannot be confirmed that surface water runoff will be managed safely on site without increasing flood risk elsewhere.

FOUL WATER DRAINAGE

The strategy confirms connection to the existing public sewer within Wickham Way/Old Wickham Lane. However, no evidence has been provided from the sewerage undertaker confirming that the connection is acceptable in principle or that capacity is available.

At this stage, the submitted Drainage Strategy does not provide sufficient detail to demonstrate compliance with the drainage hierarchy, national SuDS standards (Defra, 2025), or local guidance.

The applicant may need to appoint a suitably qualified and experienced drainage professional to prepare a compliant drainage strategy supported by appropriate testing, calculations and plans.

Once the required information has been submitted, we will be able to review the proposals further.

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