

Katherine Williams

From: Emma Jackson
Sent: 14 January 2026 14:25
To: Katherine Williams
Cc: drainage
Subject: FW: E9549 2025.11.26 Re: DM/25/0251 - Great Bentley Plantation, Borde Hill Lane, Haywards Heath
Attachments: P16907 R16481 Brief Geotechnical Report (1) (002).pdf; E9459 EA General Binding Rules.pdf

Sent: 10 December 2025 09:37

To: Emma Jackson <emma.jackson@midsussex.gov.uk>; drainage <drainage@midsussex.gov.uk>

Subject: E9549 2025.11.26 Re: DM/25/0251 - Great Bentley Plantation, Borde Hill Lane, Haywards Heath

Dear Emma Jackson & Drainage Team.

We have been trying to contact you directly to see if we can progress this Site and what would be required to grant planning approval.

Please find below responses to the comments raised in response to our latest submission. We believe that it would be more beneficial now if we arrange a meeting, whether in person or over Teams is down to your preference. Please could you advise if this can be arranged and any costs this may incur. The client and the Planning Agent has requested that they be present during this meeting.

It is proposed that surface water is discharged via a three-stage system comprising rainwater harvesting, irrigation, and then unattenuated discharge into a stream. It is proposed that foul water is discharged to the same stream via wastewater treatment plants. (SWP) Agreed.

It is not considered acceptable for surface water runoff to be managed solely through rainwater harvesting or an irrigation system. In addition, unattenuated discharge of surface water into the stream would not be acceptable. (SWP) We highlighted that the only increase in impermeable areas is the roofs for the shepherd huts (26.7m²) and calculating the Qbar rate for each of these independently provides a rate of 0.02l/s. Unfortunately, the design software will not allow us to input a Design flow of 0.02l/s. The lowest rate we can input is 0.1l/s and this is achieved using an 8mm orifice and 1.52m³ of storage, as you are no doubt aware an 8mm orifice is not practical as it will block and the system will fail. Realistically, the smallest we could consider 25mm, which will discharge at 1.2l/s and requires 0.095m³ of storage.

To ensure the drainage hierarchy is being followed, infiltration testing is required. (SWP) Infiltration testing confirmed poor infiltration rates, report attached.

No consideration has been provided regarding the impact of a flooded outfall. (SWP) It was anticipated that in the very unlikely the event the outfall was flooded the system would hold the minimal flows anticipated.

Details should be provided that show that the sewage treatment plants have sufficient offsets. (SWP)
These can be moved away from the shepherd huts, however, we were hoping that we would not need to apply the 10m rule set in building regs.

The applicant needs to demonstrate whether the site meets all the criteria of the EA general binding rules. (SWP) Document E9459 EA General Binding Rules was provided alongside the application, which listed each criteria of the EA general binding rules.

Should you have any queries or wish to discuss anything further please do not hesitate to contact me.

Best regards,



James Maddin
Senior Civil Engineer



Chalvington Barn, Unit C Dittons Business Park, Dittons Road
Polegate, East Sussex. BN26 6HY.
Tel : 01323 412020 Website : www.swpeast.co.uk

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

Sent: 26 November 2025 16:52

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

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

Subject: 2025.11.26 Re: DM/25/0251 - Great Bentley Plantation, Borde Hill Lane, Haywards Heath

Dear Katherine,

The Flood Risk and Drainage Team have reviewed the submitted information and have the following comments.

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The applicant needs to demonstrate whether the site meets all the criteria of the EA general binding rules. (SWP) Document E9459 EA General Binding Rules was provided alongside the application, which listed each criteria of the EA general binding rules.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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