

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 September 2025 17:47:49 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.09 Re: DM/25/1882 - Summer Lodge Copyhold Lane Cuckfield
Haywards Heath West Sussex RH17 5EB

Dear Andrew,

Please find our comments below for the above application.

Thank you for consulting the Flood Risk and Drainage Team on the above application. We can advise that in principle the applicant has shown that foul and surface water drainage could be provided for the proposed site.

The application is for the demolition and rebuild of a residential dwelling. The development is therefore considered new build in terms of drainage potential. The application is supported by a Drainage Strategy and Maintenance Schedule.

Surface Water Drainage

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

The proposed drainage plan shows the new building discharging surface water to a soakaway on site. Therefore, surface water drainage will need to be designed to cater for the 1 in 100-year storm event, plus an allowance for climate change (+45%) for all impermeable surfaces on site. Infiltration drainage such as soakaways should also have a half drain time of 24 hours or less.

The applicant is advised that infiltration testing will be required at the detailed design stage.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide' - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>. 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 with discharge into drainage fields.

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. This is a separate process to planning but we would advise this is considered as part of the detailed design.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'

- <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>. 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

C18D - Single dwelling/unit

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. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed 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.

Best Wishes

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