

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 19 February 2026 18:20:26 UTC+00:00  
**To:** "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2026.02.19 Re: DM/26/0167 - Penland Farmhouse Hanlye Lane Cuckfield  
Haywards Heath West Sussex RH17 5HR

Dear Deborah,

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

Our comments are based on the overall changes between the outline application (DM/23/0972 ), on which we recommended drainage conditions, and the current layout presented in this reserve matters application (DM/26/0167).

The applicant has submitted a drainage strategy as part of the reserve matters application, however this reserve matters application doesn't include for the drainage. Our understanding is that a discharge of conditions application will need to be made to discharge the drainage conditions once the layout has been agreed through the reserve matters application

The principle of the drainage strategy presented in the reserve matters application is acceptable and we're happy for the recommendation that drainage is dealt with via condition to remain.

As per our previous comments 15.03.2023, at the outline application stage, the applicant has stated that the development with either manage surface water drainage via attenuation and infiltration (permeable paving, soakaways etc) or connect to the adjacent site's surface water drainage system (once adopted).

We would advise the applicant that connection to the adjacent development site's surface water drainage system is unlikely to be considered acceptable. This is due to the adjacent development's system having been designed to cater for the development itself only. Utilisation of infiltration is considered, in principle an acceptable form of drainage, subject to detailed design.

Best Wishes

**Flood Risk and Drainage Team**  
**Estate Services and Building Control**  
**Mid Sussex District Council**  
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