

Andy Watt

From: [REDACTED]
Sent: 26 January 2026 12:13
To: Andy Watt
Cc: [REDACTED]
Subject: Re: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Good afternoon Andy

Please see below the response from the drainage consultant in response to the councils drainage team.

Kind Regards
Josie Hodges
Managing Director
MCIAT MFPWS
Chartered Architectural Technologist



[REDACTED]

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[REDACTED]

Sent: Friday, January 23, 2026 12:40 PM

[REDACTED]

Subject: Re: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Hi Josie,

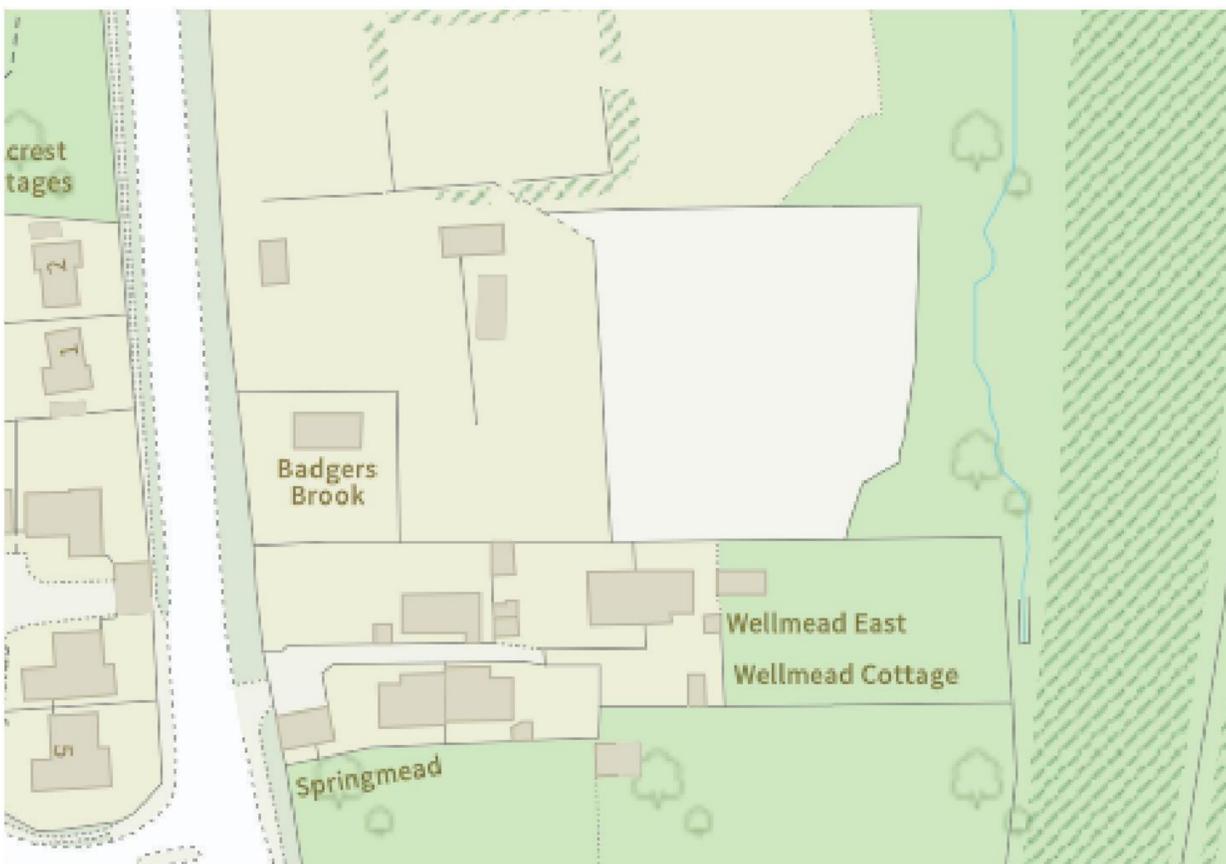
Firstly apologies for the delayed response, the project had been archived.

I have found that the planners are requiring more information at this stage in the last couple of years, but they will normally condition the detailed design.

The report is based on the principle that the development will use soakaway drainage if possible, but will revert to a discharge to the watercourse if not; with any necessary testing to be done later to inform the detailed design. This accords with the design hierarchy for surface water systems, and is an excepted principle by several other Local Authorities. The council engineer has asked that infiltration testing be carried out now, which defeats the object of the approach somewhat.

With respect to the possibility of discharging to the ditch they have asked that a couple of the design parameters are changed, this is simple enough and would not discount this as a possible solution. They have also asked that the watercourse be surveyed to prove its capacity and its connection to the wider drainage system.

I have had a look on the maps and it appears that the watercourse flows into a pipe just south of the site...



But I can't find any evidence of where it might emerge again downstream.

Our proposed discharge rate is very low, so we may be able to deal with this with some photos, especially if they can show water flowing along the ditch, and a quick measurement of the ditch dimensions and the pipe, however they may want it traced downstream. That said it is marked as a 'stream' on the survey, which suggests something quite substantial, but there is not much detail.

With respect to the foul water options...

The council engineer has pointed out that the Design and Access statement refers to a cess pit option, this will not be permitted by the EA. If there is a public sewer within 30m of a dwelling then it must be connected to that public sewer. There is a 150mm public sewer running through the site, which will need diverting to accommodate the development, and so the developer is compelled to use it.



They go on to say that the capacity of that sewer must be checked at this stage, which will require a pre-planning application to Southern Water. Given that the pipe is 150mm diameter I don't anticipate an issue, and the Southern Water website states the following...

You won't need to apply if:

- ✘ **There are no additional flows**
 (i.e. off-setting pre-existing flows from a development site).
- ✘ **There are ten properties or less for a proposed foul-only connection**
 Unless otherwise requested from the Local Planning Authority.

If they still require us to check for only 5 new properties then the fee to Southern Water is £177.

So can they confirm in light of these comments if:

- Infiltration testing is required at this stage, or can wait until detailed design.
- Do we need to make a pre-planning application to Southern Water.

It may also be a good idea to send photos of the stream at this stage if they show a substantial flowing watercourse.

Let me know your thoughts.

Kind regards

Mark



Mark Taylor
Flow Drainage Design
07837 685280
mark@flowdrainage.co.uk
www.flowdrainage.co.uk

On 13/01/2026 14:56, Josie Hodges wrote:

Hi Mark

Do you have a time line for your response so I can keep the planner up to date.

Kind Regards
Josie Hodges
Managing Director
MCIAT MFPWS
Chartered Architectural Technologist



6 Newlands Close, Keymer,
Hassocks BN6 8BG
Tel: 01273 846576 Fax: 01273 846687
Web: www.dpssussex.co.uk

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Sent: 12 January 2026 2:12 PM

Subject: FW: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Hi Mark

HNY. I hope this email finds you well.

We are moving forward with the above application and there has been some questions raised set out below.

Can you assist with this please ?

Many Thanks

Martin Betts

Sent: 12 January 2026 12:26

Subject: Fw: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Importance: High

Hi Martin

I sent the email below to both you and Mark but the email to Mark keeps bouncing back, can you forward it to him for me as a matter of urgency please.

Kind Regards

Josie Hodges

Managing Director

MCIAT MFPWS

Chartered Architectural Technologist



6 Newlands Close, Keymer,
Hassocks BN6 8BG
Tel: 01273 846576 Fax: 01273 846687
Web: www.dpssussex.co.uk

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Sent: 09 January 2026 2:38 PM

Subject: Fw: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Dear Martin and Mark

Please see below the comments from the flood risk and drainage team at Mid Sussex. Can you please provide additional information to respond to the comments.

Kind Regards

Josie Hodges

Managing Director
MCIAT MFPWS
Chartered Architectural Technologist



6 Newlands Close, Keymer,
Hassocks BN6 8BG
Tel: 01273 846576 Fax: 01273 846687
Web: www.dpssussex.co.uk

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 09 January 2026 11:19 AM

Subject: FW: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Dear Mrs Hodges

Please see Drainage comments below. I look forward to your response in due course.

Kind regards

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

Working together for a Better Mid Sussex

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

Sent: 07 January 2026 13:54

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

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

Subject: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Dear Andy,

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

The application has gone through an initial review, and given the size of the proposed development, the submitted information is currently insufficient and doesn't meet the minimum requirements as set out in the MSDC Flood Risk and Drainage Information Check List.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List (Application Stage) and the Strategic Flood Risk Assessment

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

Flood Risk Assessment:

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to High surface water flood risk (comparable to flood zones 1 and 3b) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) within the climate change range of 2040 – 2060.

The areas of the proposed development are at "Very Low" to "Low" risk of flooding at the present day and between 2040 and 2060. The area at high surface water flood risk (Flood Zone 3b) on the site is confined to the watercourse to the east of the site.

Surface Water Drainage:

The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is likely to be possible on site.

The applicant has provided two possible options for the surface water drainage strategy.

Option 1: Infiltration

The access road with adjacent parking bays will utilise a porous construction with 'Infiltration Blankets' below parts of the paving.

As shallow groundwater may be present on the site deeper soakaways may not be possible.

The roof water run off will be directed into paving sub-base, which will act as 'Infiltration Blankets'

If an infiltration drainage strategy is proposed, at this stage of planning, we would advise that infiltration testing to BRE365 will need to be undertaken to ensure viable rates can be achieved at the site.

Option 2: Attenuation

The roof water run off will be directed into an attenuation tank before discharging into the watercourse located to the east of the site via a flow control device.

Any discharge off the site will need to be restricted to the Greenfield QBar runoff rate for the area being drained. The QBar discharge rate should be utilised for all rainfall events up to and including the 1:100+CC event. At this stage of planning, evidence must be provided

to demonstrate that the surface water drainage system has been appropriately sized utilising a CV value of 1.0 and an urban creep allowance of 10%.

If an attenuation system is proposed, evidence will be required to demonstrate that a watercourse exists, has a wider connection to the surrounding area, and can accommodate the proposed discharge.

Shared Systems

The applicant is advised that if a shared surface and foul water drainage system is proposed, a maintenance and management plan which identifies responsible parties for the lifetime of the dwellings will be required.

Ordinary Water course consent:

The applicant is advised that if new surface water discharge points are proposed into the ordinary watercourse. It is therefore important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken. OWC application:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

Foul Water Drainage:

The applicant has provided two possible options for the foul water Drainage.

Option 1:

According to the Drainage Strategy (dated 01/03/23), the dwellings will connect via a new connection to an existing sewer on the site, which the applicant wants to divert.

Evidence of capacity within the sewer network from the Water Authority will be required at this stage of planning.

Option 2:

As per the Design and Access Statement, the dwellings will be provided with Cess Pits. We would advise that the cesspit's should be located away from the permeable paving/ surface water attenuation storage area to mitigate against potential contamination.

We would 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.

At this stage of planning, could the applicant please confirm which foul drainage strategy they propose to utilise as part of this development?

Works within 5m of a drain or watercourse.

We would advise the applicant that a watercourse maintenance strip is required along the watercourse. No new development, including foundations, fencing etc should be located within 5m of the top of the bank of the watercourse.

Once the required information has been received, we will be in a position to comment 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

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