

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 May 2026 15:23:30 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.01 Re: DM/26/0802 - Havelock Farm Wakehurst Place Selsfield Road Ardingly Haywards Heath West Sussex RH17 6TN

Dear Katherine,

Thank you for re-consulting the Flood Risk and Drainage team on the above application.

We have reviewed the additional information submitted since our previous comments dated 21.04.2026 and provide the following updated response.

Drainage

Surface water is proposed to discharge via the site's existing surface water outfalls, with flows ultimately discharging to the on-site pond via the existing drainage network.

Foul water is proposed to continue discharging via the existing pumped system, with flows directed towards Ardingly Road.

The submitted information confirms that the proposals do not result in an increase in impermeable area and therefore are not expected to increase surface water runoff rates or volumes from the site. In addition, the proposals include repairs and improvements to the existing drainage network, including the separation of surface water and foul systems, which represents a betterment over the existing situation.

However, we note that elements of the existing drainage network (including downstream connectivity and some invert levels) have not been fully verified, and that defects within the existing system have been identified through CCTV surveys. It is therefore expected that the recommended repairs and maintenance works are undertaken to ensure the continued performance of the drainage system.

Based on the information provided, and subject to the use and ongoing maintenance of the existing drainage arrangements, the Flood Risk and Drainage Team raise **no objection** to the proposed development.

Best Wishes

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