



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 9 June 2026

Hamish Evans
Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Hamish,

RE: DM/26/1224 – Gilridge Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ

Thank you for your consultation on the above site.

The applicant is applying for the discharge of planning conditions 4, 5, 6, 7, 8, 9, 11 and 16 relating to planning application DM/25/0193. We have reviewed the information relating to Condition 5 as this relates to surface water drainage.

Following a review of the submitted information, we have noted insufficient information has been provided to meet the wording of Condition 5.

We note that infiltration is being proposed as the method of surface water discharge. While we do not object to the principle of infiltration, we are concerned about the viability of soakaways at the site. Infiltration testing has been carried out however; the testing is not compliant with BRE365 as several of the tests failed to reach the required depth and the results have been extrapolated. BRE365 relies on multiple tests being completed to provide a worse case scenario for infiltration at the site and this has not been provided. In order to remove this objection, we would expect to see further infiltration testing carried out at the site to prove the viability of soakaways as the method of surface water discharge. We would note that the level of detail on maintenance and management, as required by Condition 5, is acceptable but may be subject to change depending on the approved surface water drainage scheme.

Therefore, we would recommend Condition 5 is not discharged until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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