

From: drainage <drainage@midsussex.gov.uk>
Sent: 29 August 2025 15:42:58 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.29 Re: DM/25/1688 - Robinshaw Haywards Heath Road Balcombe Haywards Heath West Sussex RH17 6NJ

Dear Joanne,

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.

[Flood Risk and Drainage for Planning - Mid Sussex District Council](#)

Flood Risk

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The Flood Map for planning submitted is dated 31 August 2023.

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" 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 an isolated low spot to the south which is a confined area that do not appear to be associated with a surface water flow pathway.

Surface Water Drainage

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

The Planning Statement states that surface water will be managed via an attenuation system while the submitted Water Infrastructure plan is proposing to manage the surface water via grate soakaways. The Trial pit logs submitted recorded clay at BH1 to a depth of 0.92m and BH4 to a depth of 1.6m. BH2 and BH3 were not drilled.

Surface water for all development proposed as part of this application, including roads, driveways and patios etc will need to be designed to cater for the 1:30 +CC and 1:100 +CC events. 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 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. If an attenuation system is proposed, at this stage of planning, evidence that a watercourse exists, that has a wider connection to the surrounding area, and its inverts support the proposed drainage system

Foul Water Drainage

The Planning Statement states that a pumped system will be needed to connect to the existing sewerage run, to allow the disposal of foul drainage via a Klargester treatment plant. The Foul Drainage Technical Note and the Water Infrastructure plan is proposing that each property manages the foul by separate package treatment plants.

House 1 is proposing to discharge the treated effluent via a winter stream at the southern boundary. At this stage of planning, evidence that the winter stream exists, has a wider connection to the surrounding area, and its inverts support the proposed drainage system.

House 2 is proposing to discharge the treated effluent via an infiltration drainage field. At this stage of planning, we would advise that infiltration testing will need to be undertaken to ensure the drainage field is designed appropriately.

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.

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/>

Once the required information has been received, we will be able 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
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