

From: drainage <drainage@midsussex.gov.uk>
Sent: 07 November 2025 15:51:05 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.07 Re: DM/25/2439 - 2 The Spinney Eastern Road Haywards Heath
West Sussex RH16 3NG

Dear Joanne,

Thank you for your patience in regards to this project, the Flood Risk and Drainage Team have reviewed the submitted information and have the following comments:

The submitted information is considered insufficient to address the drainage condition requirements.

The Application should refer to the Mid Sussex District Council Detailed Drainage Design Information Guide for Discharge of Condition Stage
(<https://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf>) for further guidance.

The additional information required at this stage includes but is not limited to the following:

- A timetable of implementation should be provided.
- The infiltration rate used for any infiltration features must be based on BRE365 infiltration testing that includes 3 repeats. If an infiltration based strategy is not viable, an alternative strategy should be submitted in line with the SuDS drainage hierarchy.
- A climate change allowance of 45%, an urban creep allowance of 10%, and a CV value of 1 should be utilised.
- Calculations must be provided to demonstrate that each soakaway is adequately sized. If soakaways are linked, this should be clearly shown and reflected within the Management and Maintenance Plan.
- A Management and Maintenance Plan proportionate to the scale of the development should be submitted.
- The drainage layout must include both surface and foul water details and include all the information required by the MSDC Detailed Drainage Design Information Guide. This should include all drainage features including the permeable driveway.
- Evidence of communication with Southern Water regarding the foul water connection must be provided.
- Two surface water drainage strategies have been proposed, one incorporating a soakaway and the other a pumped discharge to the surface water sewer. At this stage a single strategy should be submitted which follows the SuDS drainage hierarchy.

- The supplied soakaway calculations are illegible. All submitted documentation must be clearly legible.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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