

From: drainage <drainage@midsussex.gov.uk>
Sent: 03 December 2025 17:18:23 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.12.03 - DM/25/2569 - Land North Of Jeremys Cottage Jeremys Lane
Bolney Haywards Heath West Sussex RH17 5QE

Dear Andrew,

The Flood Risk and Drainage team have reviewed the information submitted in support of the above application and can provide the following comments.

The application is for the erection of two new dwellings and associated landscaping. The development is therefore considered new build in terms of drainage potential and surface water drainage should be designed to cater for the 1:100 plus climate change event.

The proposed drainage plan shows the new building's discharging surface water via soakaways on site. The infiltration potential of the site is considered to be low and further information will be required at this stage to ensure soakaways could be achieved on site.

The proposed drainage plan also shows the foul discharging via package treatment plants. It is unclear where the treated effluent will discharge too. Evidence that the Environment Agency's General Binding Rules have been considered with regards to the foul package treatment plants will be required at this stage to ensure foul drainage could be achieved on site.

At this stage of planning we require the following additional information to be provided:

Surface Water Drainage

Evidence that surface water drainage shall be designed to cater for the 1:100 plus climate change event, +10% urban creep, utilising a CV value of 1.0 .

- Evidence that infiltration is possible on the site, or
- Evidence of an alternative means of managing surface water drainage.

Foul Water Drainage

- Evidence that the Environment Agency's General Binding Rules have been considered with regards to the foul package treatment plants.
- Evidence there is a means of discharging treated effluent.
- Evidence there is sufficient offset from the Sewage Treatment Plants to building or boundary.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Following receipt of the additional information the flood risk and drainage team will be in a position to provide further consultation response.

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