

From: drainage <drainage@midsussex.gov.uk>
Sent: 05 June 2026 18:05:52 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>; "OW Consent" <owc@westsussex.gov.uk>
Subject: 2026.06.01 - DM/26/0171 - Oak Tree Caravan Bishopstone Lane Ansty Haywards Heath West Sussex RH17 5AR

Dear Andy,

Thank you for reconsulting the Flood Risk and Drainage team on the above application.

We understand the proposed application is for the replacement of an existing caravan and two outbuildings with a new permanent dwelling.

We have reviewed the submitted Flood Risk Assessment and SuDS Report by Unda (dated 15th May 2026) and have the following comments:

Flood Risk

The site lies within Flood Zone 1 very low risk of fluvial flooding.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at "Very Low" to "High" surface water flood risk for the present day (comparable to flood zones 1 to 3b). However, the surface water flood risk is an isolated and confined area that does not appear to be associated with any flood flow route. Instead, this appears to be a pond that is not in-line with any ordinary watercourse system.

The proposed extension (built footprint) is located outside of the Flood Zone 3a extent for surface water.

There will be no increase in vulnerability at the site.

Given the scale and nature of the development, we have no objection on flood risk grounds.

Surface Water Drainage

The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways may be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

The submitted information demonstrates that surface water runoff can be managed on site and that the proposed drainage system has been designed to accommodate the 1 in 100-year rainfall event, including an allowance for climate change.

It is proposed that the development will utilise either a soakaway or cellular storage with a discharge to a water course, which has onward connectivity within the ownership boundary.

This is acceptable in principle, subject to detailed design.

Foul Water Drainage

Foul drainage on the site is served by an existing private sewage treatment plant located in a neighbouring site. Post development, foul water will be directed into a package sewage treatment plant located within the site boundary and discharge to the watercourse which will comply with the Environment Agency's General Binding Rules. The applicant is advised to obtain Ordinary Watercourse Consent (OWC) before works are undertaken.

This is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'

<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Based on the information available, the Flood Risk and Drainage Team has no objection to the proposed development on flood risk grounds. This is subject to the development incorporating the flood mitigation and resilience measures set out within the submitted Flood Risk Assessment and SuDS Report by Unda (dated 15th May 2026) and the following condition:

Condition Recommendation

C18D - Single dwelling/unit

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Advisory

Ordinary Water course consent:

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Best Wishes

Flood Risk and Drainage Team

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