Twineham Court Farmhouse 12 January 2026

Drainage Technical Note 1

1.1 This Technical Note (TN) has been prepared to address West Sussex County Council (WSCC)'s comments to the submitted planning application reference DM/24/2874. The comments are set out in the Consultation Response, refer to Appendix A.

1.2 WSCC's comments will be addressed in turn within this TN, as follows:

- Compliance with National SuDS Standards (NSS)
- Clarification of ditch ownership and required consents
- Updated drawings with appropriate design status (see Appendix B)
- Maintenance and management plan with sufficient detail to support the planning application (see Appendix C)

Compliance with NSS

1.3 Defra published the National standards for SuDS ("NSS") on 19 June 2025. The key principles underpinning the NSS include a natural approach to managing water and an early and integrated design. It should be noted in this case that the planning application for the event venue at Twineham Court Farm was validated prior to the implementation of the NSS (December 2024) and therefore mostly developed based on previous SuDS standards. However, we have outlined below how the proposed scheme compares to the requirements of the NSS.

Standard 1: Runoff destinations

1.4 The NSS hierarchy sets the priority as collecting runoff for non-potable use. Rainwater harvesting (RwH) solutions need to be considered with the architectural and building services design and hence will be considered at detailed stage. Water butts will be included as a minimum. Unless supersized storage tanks are provided in excess of the demand sizing, it must be assumed that any RwH systems are full and quickly overflowing at the time of an extreme storm event. Onward discharge must therefore be considered.

1.5 The 2nd priority is to infiltrate runoff to ground. As outlined in the submitted FRA for the scheme, the site is located on Weald Clay and infiltration testing has demonstrated very poor soakage potential. The 3rd priority is therefore followed, with a new attenuated outfall to the existing ditch (ordinary watercourse).

Standard 2: Management of everyday rainfall (interception)

1.6 The provision of SuDs will help ensure the first 5mm of rainfall in most storm does not leave the site, in accordance with the NSS's requirements.

1.7 The proposed car park (1600m^2) is to be permeably drained with a porous subbase underneath with outflows to the downstream network. There is no additional area draining to this system – which makes it automatically compliant to Standard 2. Similarly, the proposed access road and hardstanding around the event venue (1350m^2) will be permeably surfaced and therefore considered compliant.

1.8 The remaining impermeable areas include the new estate barn, events barn and open barn – totalling 750m^2. These areas will drain directly to the proposed attenuation basins to the south of the site. As these basins are intended to include some amount of permanent water, to provide ecological enhancement, they cannot be considered to provide interception benefits in accordance with the NSS.

1.9 However, it is noted that the total existing roof area from the current structures on site is 1270m^2. The roof areas draining directly to the attenuation ponds are significantly smaller than this, and it is therefore considered that the scheme will provide a significant reduction in runoff volumes from the site in everyday rainfall event. Should further interception benefits be required, the roof area could drain directly into the subbase beneath the access road, which would remain unlined. This would not impact the scheme's sizing, scale, layout or storage volumes, and therefore does not constitute ground for objection.

Standard 3: Management of extreme rainfall and flooding

1.10 As covered in the submitted FRA, the attenuation basins and car park subbase provide sufficient attenuation volume for all events, including the 1 in 30-year +40% climate change and 1 in 100-year +45% climate change events. The scheme's surface water runoff is attenuated to the calculated greenfield rate for the site (2.1 l/s). Refer to the FRA for further details.

Standard 4: Water quality

1.11 As covered in paragraph 3.7 of the submitted FRA, the proposed SuDS management train will provide sufficient treatment for the expected pollution hazard level of the proposed development, in accordance with the Simple Index approach described in CIRIA SuDS Manual C753.

Standard 5: Amenity

1.12 The strategic SuDS features have been integrated into the landscape proposals to ensure their amenity potential is realised. The ponds will represent a positive destination for recreation as part of the green infrastructure.

Standard 6: Biodiversity

1.13 The proposed SuDS strategy offers significant potential for biodiversity gains due to the array of rich water habitat creation. For more information, refer to the ecology consultant's documents

Standard 7: Design of drainage for construction, operation, maintenance, decommissioning and structural integrity

1.14 Construction and Phasing: These topics are typically addressed by condition with Phasing Plans and Construction Environmental Management Plans (CEMP). Construction of the surface water drainage scheme will be carried out in line with best practice methods and controls.

1.15 Ownership and maintenance: A draft Drainage Maintenance Plan (DMP) outlining ownership and maintenance responsibilities is included in Appendix C. This is a draft version based on the information currently available at this stage; the DMP will be updated as the design is developed and will remain a live document over the duration of the project.

Clarification of ditch ownership and required consents

1.16 The proposed outfalls to the ditch on the eastern side of the scheme all fall within the site's ownership boundary ("blue line boundary"). For ease of reference, the ownership boundary is now shown on the drainage plan included in Appendix B.

1.17 Ordinary watercourse consents will be obtained in due course with the LLFA for the new outfalls to the watercourse. The application will follow from the planning process – the proposed discharges have been designed in accordance with standard requirements for new outfalls, as outlined in the submitted FRA paragraph 3.9.

1.18 In addition to the above, the foul discharge from the site shall be routed through 2 stages of treatment and has been designed to be compliant with the EA general binding rules for small sewage discharge to a surface water.

- End of Technical Note -

Appendix A

LLFA Correspondence

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Rachel Richardson
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 04 December 2025

Dear Rachel,

RE: **DM/24/2874 – Twineham Court Farm, Bob Lane, Haywards Heath, RH17 5NH**

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

Proposed removal of the modern disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.

This is a full application therefore the level of detail submitted raise concerns that there are several issues with the Drainage Strategy which could increase flood risk elsewhere.

We **require further information** to address the following:

1. A brief technical note is required to address how the scheme as presented, aligns with the current SuDs Principles and 7 Standards June 2025. A viable discharge point is required in line with drainage hierarchy.

2. The LLFA would need confirmation as to whether consent has been provided for the connection into the watercourse. At present, still remains unclear.
3. The LLFA would need confirmation as to whether third party land consent is required for the connection into the watercourse. At present, still remains unclear.
4. The design and status of the drawings are not of sufficient detail or status for the level of application approval.

5. A maintenance and management plan of sufficient detail should be included. This needs to include responsibility of maintenance, action of maintenance, frequency of maintenance and any arrangements for adoption.

The information above may affect sizing, scale, layout and storage requirements of the development.

We are **unable to recommend approval** and would object until such time sufficient information is received to adequately assess flood risk.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents were accessed from the planning portal and considered at the time in review of this application:

- Flood Risk and Drainage Assessment (First Issue) prepared by GTA Civils, September 2025

Appendix B

Updated drawing

Drainage Mound Design Criteria to Meet Part H Building Regulations:
- Mound to be minimum 15m from any building.
- Mound to be at least 10m from any watercourse or permeable drain.
- Mound to be not within any Zone 1 SPZ and minimum 50m point of any ground water abstraction.
- No underground services or water pipes to be located within the dispersal area.
- No access roads, driveways or paved areas should be located within the disposal area.
- Technical Design to be based upon percolation test within mound made ground.

Drainage Mound Construction Preliminary Design Specification
- Inspection chamber should be installed between the Treatment Plant and Drainage Mound.
- Drainage trenches to be 500mm wide a parallel centers 2.5m.
- Mound to be built up as follow:
  - 250mm grassed topsoil cap.
  - 250mm washed gravel (10-20mm) with 100mm distribution pipes. 100mm of washed gravel must be provided below the invert of the distributor pipe.
  - 700mm filter sand with percolation value of 60s/mm or better. Specification subject to detailed design.
  - 250mm drained filter gravel laid at max. 1:200 with perforated pipe connecting to outlet drain.
- Venting of the filter must be provided. This can be achieved by extending distribution pipes vertically above mound level and capped with a grille.

DESIGN NOTES

1. FOUL DESIGN SHOWN IS SUBJECT TO DETAILED AND SPECIALIST DESIGNS.

2. SURFACE WATER STORAGE BASED ON 1 IN 100+45% CLIMATE CHANGE EVENT.

3. DRAIN POINTS AND LOCATIONS TO BE CONFIRMED BY ARCHITECT.

4. CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCING.

5. EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE.

6. PERMITS REQUIRED FROM THE ENVIRONMENT AGENCY FOR EFFLUENT DISCHARGE. ORDINARY WATERCOURSE CONSENT REQUIRED FOR NEW OUTFALLS TO DITCH.

7. THIS DRAWING IS FOR PRELIMINARY DESIGN ONLY. NOT FOR CONSTRUCTION.

DESIGN NOTES
All pipes which pass through root protection areas must be hand dug whilst under the supervision of an arboriculturalist.

ABBREVIATIONS

D307.0	DETAIL NUMBER - SEE DRAINAGE DETAIL SHEET
FD	FOUL DRAIN
SWD	SURFACE WATER DRAIN
FWS	ADOPTABLE FOUL WATER SEWER
SWS	ADOPTABLE SURFACE WATER SEWER
MH	MANHOLE
IC	INSPECTION CHAMBER
SA	SCAMAWAY
FIC	450mm DIA. FOUL INSPECTION CHAMBER - D202.6
SIC	450mm DIA. SURFACE WATER INSPECTION CHAMBER - D202.6
FAC	300mm DIA. FOUL ACCESS CHAMBER - D202.18
SAC	300mm DIA. SURFACE WATER ACCESS CHAMBER - D202.18
CI	CAST IRON
VC	VITRIFIED CLAY
CONC	CONCRETE
PVCU	POLYVINYL CHLORIDE - UNPLASTICISED
G	SMALL GULLY - D209.0
YG	YARD GULLY - D209.2
RG	ROAD GULLY - D208.1
CPG	CAR PARK GULLY - D208.2
DP	BELOW GROUND DRAIN POINT
SVP	SOIL VENT PIPE DROP
SS	STUB STACK OR DIRECT DRAIN CONNECTION
RP	EXTERNAL RODDING POINT - D213.1
DT	SURFACE WATER DISTRIBUTION TANK
FFL	FINISHED FLOOR LEVEL
SSL	STRUCTURAL SLAB LEVEL
GL	GROUND LEVEL
CL	COVER LEVEL
IL	INVERT LEVEL
SL	SUMP LEVEL
BL	BASE LEVEL
HL	HIGH LEVEL
BD	BACKDROP
CBS	CONCRETE BED & SURROUND
CLASS S	GRANULAR BED & SURROUND
CLASS B	GRANULAR BED

SPECIFICATION NOTES

All drainage shall be constructed and commissioned in accordance with BS EN 295 & BS EN752, Building Regulations Doc. H and any particular requirements of the Building Control Officer.

Drainage pipelines shall be in PVC-u below ground as Marley or similar approved, or vitrified clay.
All sewer pipelines to be VC only.

This drawing shall be read in conjunction with all other relevant drainage drawings, architectural drawings and structural drawings.

For manhole details, gully details, bedding etc, refer to gta detail sheets.

All foul water drain runs shall have a fall of 1:40 or steeper, unless noted otherwise.

All cement used for concrete drainage installations shall be sulphate resistant to class 3 of BRE Digest 363. (Grade ST3)

The use of short radius or 90º bends for changes in direction is not permitted, only long or medium radius 45º bends shall be used. All junctions shall be 45º.

All drains shall have granular bed and surround as class `S` bedding, unless noted otherwise.

All drainage works shall commence from the downstream end first unless agreed otherwise. Outfall level to be checked by contractor prior to any works commencing and any discrepancy identified to engineer prior to laying and drainage.

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

2. Tender or billing drawings shall not be used for construction or the ordering of materials.

3. Do not scale. All dimensions and levels to be site confirmed.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.

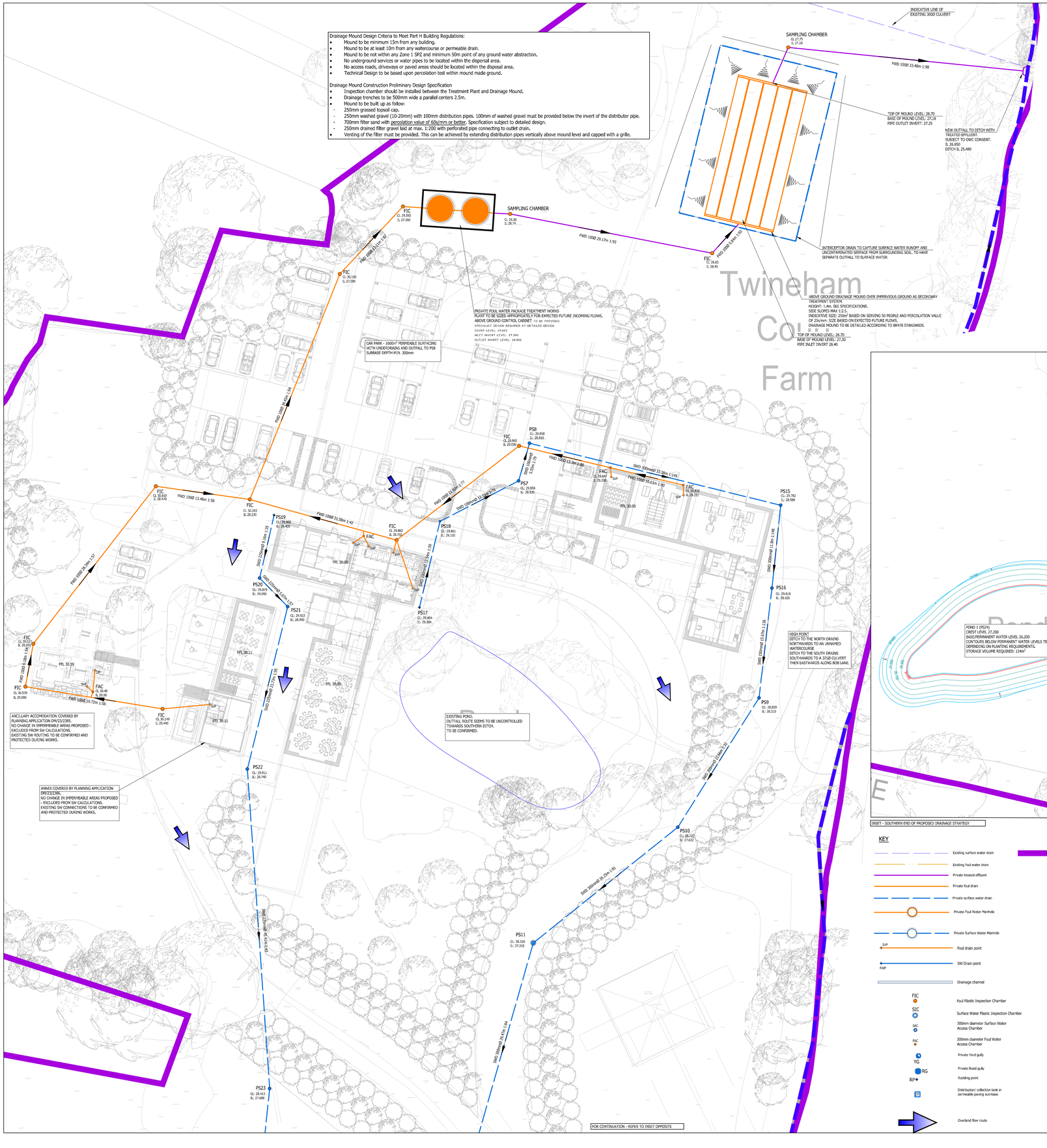
5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.

6. All drawings specfications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

7. If viewing this drawing as an Autocad file (.dwg) in digital format then it is done so with this Disclaimer due to the fact that it can be altered and manipulated following its issue by GTA Civils & Transport and therefore, any alteration or modification of DWG data files provided by GTA Civils & Transport, by you or a third party, without GTA Civils and Transport's express written approval, is done so entirely at your own risk. Modification includes (but is not limited to) turning layers on and off, unfreezing layers and reloading, turning on and off print functions and unloading x-refs.

8. Your attention is also drawn to the fact that the information contained within this file may be subject to alteration at any time, pending technical approval from an approving authority or at the client's instruction. It is therefore strongly recommended that multiple and regular cross checks are made against the current contract drawings.
It is your responsibility to ensure that the correct issue or revision of the DWG data file is being used and requests for updated information made accordingly.

9. Should any apparent discrepancies between the data contained within the DWG file and the current contract drawings become evident, it must be reported back to GTA Civils & Transport as soon as reasonably practicable. Precedence should be given to the current contract drawings (PDF) unless advised otherwise.



KEY

- Existing surface water drain
- Existing foul water drain
- Private treated effluent
- Private foul drain
- Private surface water drain
- Private Foul Water Manhole
- Private Surface Water Manhole
- SVP — Foul drain point
- RWP — SW Drain point
- Drainage channel
- Site ownership boundary
- FIC — Foul Plastic Inspection Chamber
- SIC — Surface Water Plastic Inspection Chamber
- SAC — 300mm diameter Surface Water Access Chamber
- FAC — 300mm diameter Foul Water Access Chamber
- YG — Private Yard gully
- RG — Private Road gully
- RP — Rodding point
- DT — Distribution/ collection tank in permeable paving sub-base
- Overland flow route

Rev	Amendments	Date	Dwn	Chk
P3	STRATEGY UPDATED TO LATEST LAYOUT	17.09.25	NG	FVV
P2	COORDINATED WITH TREES	23.04.24	FVV	MR
P1	FIRST ISSUE	19.04.24	FVV	MR

Status: FOR PLANNING

Client: TELBRIDGE PROPERTIES

Architect:

Project: TWINEHAM
TWINEHAM COURT FARM

Title: EVENT VENUE
DRAINAGE STRATEGY

Date: APRIL 2024
Scale @ A0: 1:200
Clients Ref.:
Project Ref.: 12391

gta civil & tran p
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Drawing Number: 12391-1601
Rev: P3

Appendix C

Drainage Management Plan

Twineham Court Farmhouse, Bob Lane
Drainage Maintenance Plan

Contents

Issue	Issue date	Compiled	Checked
First Issue – for planning	12.01.26	NG	FVV

1 Introduction

1.7 This report has been prepared by GTA Civils & Transport Ltd for Telbridge Properties Ltd in relation to the proposed development at Twineham Court Farmhouse, Bob Lane, Twineham, RH17 5NH. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.

1.8 The DMP sets out the framework for the management of the proposed sustainable drainage systems (SuDS) within the development. The DMP remains a draft version during the design stage; it will be updated with final construction information prior to Handover and will remain a live document over the duration of the project. At this stage, what is set out herein is intended to be sufficient to demonstrate the viability of the proposed SuDS maintenance regime for planning purposes.

2 Ownership & Maintenance Responsibilities

2.1 The drainage serving the events venue will remain under the ownership and responsibility of the Estate. The DMP is intended to comprise a useful handbook for the Estate/Management Company to assist with arranging regular and appropriate maintenance activities for the assets under its control.

2.2 Additional reference should be made to currently established best practice and guidance documents such as The SuDS Manual (CIRIA C753, 2015) and other resources available at the susdrain website (www.susdrain.org).

2.3 This DMP should be considered a live document. The frequency of maintenance intervals may need to be increased or decreased based on the observed performance of the drainage systems over time. Changes should be agreed with the drainage authority and recorded and dated in the DMP.

2.4 Important safety information is set out in the next section.

3 Health and Safety

3.1 All those responsible for and involved in the maintenance of the site drainage systems should be safety-conscious and comply with the relevant health and safety legislation. This includes:

- The Health and Safety at Work etc Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992

3.2 The Estate is responsible for suitable risk assessment and management to ensure safe working conditions and practices. Measures to protect potential visitors also need to be considered.

3.3 Specialist contractors used should work to industry guidelines and be able to demonstrate safe working practices.

3.4 Employers have a duty to employees to inform them about the risks of their work environment and to decrease the risk as far as reasonably practicable. Appropriate personal protective equipment (PPE) should be provided and policies implemented based on risk assessment.

3.5 Operatives should be trained for working near water. Risks of contaminated water should be considered. Checking for open cuts and using nitrile gloves, waterproof plasters etc is advised.

3.6 Entry of pipes, chambers, tanks and culverts should be avoided. Work should be carried out from the surface using appropriate equipment. In the event that entry cannot be avoided to perform a critical task, the required safety training, protection measures and precautions must be implemented prior to entry. Lone working should never be attempted.

3.7 For further information refer to Section 36 of The SuDS Manual (CIRIA C753).

4 Schedule A – Sewers, Manholes & Gullies

4.1 Regular inspection and maintenance is required to ensure the effective long-term operation of private drains, manholes, gullies & channel drains.

4.2 Post Completion: a CCTV survey to be carried out on all new and retained existing drainage systems and any downstream receiving systems.

4.3 The report will be used to prove the integrity of the as-built drainage system prior to issue of practical completion certificate and will be handed over to the Client & Management Company for future reference.

4.4 Operation and maintenance requirements for all sewers, manholes and gullies are described in the following table.

4.5 Where appropriate refer also to specialist drainage manufacturer's information and maintenance requirements. In particular the packaged treatment plant and subsequent drainage mounts should be maintained in accordance with specialist's advice for such systems.

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	6 Monthly intervals.
	Common yard & car park & other hard standing areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems.	Monthly.
	Debris removal from gullies (where may cause risks to performance).	6 Monthly intervals, after autumn leaf fall, or as required based on specific observations.
	Lift and inspect receiving manholes to check for any blockages.	Monthly.
Remedial Actions	Repair any damaged gully gratings.	As required.
Monitoring	Carry out full CCTV survey to confirm ongoing integrity of all drains. Inspect all gullies and silt pits during the survey.	10-yearly intervals.

4.6 In all instances, inspection and cleaning should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.

4.7 Further information on safety is set out in Section 3.

5 Schedule B – Detention Basin, and Control Chambers

5.1 Inspection Frequency and Maintenance Requirements: as per table below.

Schedule	Action	Frequency
Regular Maintenance	Remove litter and debris	Monthly, or as required
	Cut grass.	Monthly (during growing season),
	Manage other vegetation and remove nuisance plants.	Monthly at start, then as required.
	Inspect permanent water depth for silt accumulation.	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
Occasional Maintenance	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required.	As required or if bare soil is exposed over 10% or more of the swale treatment area
Remedial Actions	Repair erosion or other damage by re-turfing or reseeding.	As required.
	Relevel uneven surfaces and reinstate design levels.	As required.
	Remove build-up of silt accumulation from permanent water depth.	Monthly for 6 months, quarterly for 2 years, then half yearly
	Remove and dispose of oils or petrol residues using safe standard practices.	As required.

6 Schedule C – Permeable Surfacing

6.1 Inspection Frequency and Maintenance Requirements: as per table below.

Schedule	Action	Frequency
Regular Maintenance	Sweep road of debris/leaves	Annually after autumn leaf fall and as required
Occasional Maintenance	Weed removal	Annually
Remedial Actions	Remediate adjacent landscaping to original levels	As required
	Paving repairs including replenishment of lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required if infiltration is reduced by clogging
Monitoring	Initial inspection	Monthly for first three months
	Inspection for evidence of poor operation and/or weed growth	Quarterly, 48 hrs after large storms in first six months
	Inspection for silt accumulation to establish sweeping frequencies	Annually
	Monitor inspection chambers	Annually

6.2 Safety information is set out in Section 3.

7 Schedule D – Riparian Ditches and Ditch Culverts

7.7 Inspection Frequency and Maintenance Requirements: as per table below.

Schedule	Action	Frequency
Regular Maintenance	Litter and debris removal Cut back vegetation, remove cuttings	Monthly Annually between September and March, trim alternate banks each year
Occasional Maintenance	Silt removal from ditch bed including culverts	Rolling programme over 3 years
Remedial Actions	Repair erosion damage, re-seed bare patches on banks Clear blockages Repair culverts and headwall structures	As required As required As required
Monitoring	Inspect culverts for blockages and any damage CCTV survey of long or multi-directional culverts	Monthly 5 years

7.8 Safety: The dynamic nature of open and culverted watercourses means that risk should be assessed on a case-by-case basis. Appropriate clothing and protective wear should be worn by all involved in the maintenance.

7.9 Culvert entry should be avoided. Works should be carried out from the surface using appropriate equipment.

7.10 Further safety information is set out in Section 3.

7.11 There are legal duties regarding Ordinary Watercourses which should be reviewed and understood prior to undertaking significant maintenance. The regulating authority is West Sussex County Council as the Lead Local Flood Authority and information should be available on the Council's website.

7.12 Environmental laws may also apply depending on the habitat at each location.

7.13 The riparian ownership of each ditch should also be understood so that work does not take place on 3rd party land without prior agreement.

8 Contamination or Dilution of Spillage

8.1 In the event of a spillage, it is the responsibility of the landowner to clear up any spillage before it enters the drainage system. The primary method of dealing with any spillage of hydrocarbons should be using sand to soak up the leak and prevent any hydrocarbons entering the drainage system. Once sand has been contaminated it should not be washed into the drainage system but disposed of by a Licensed Contractor.

8.2 Environment Agency – Emergency Contact Number

In the event of a spillage the Environment Agency should be contacted to notify the event and seek advice. The Environment Agency Incident Hotline is **0800 80 70 60** (Freephone 24hrs).