

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 February 2026 18:11:12 UTC+00:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.19 Re: DM/26/0135 - Finches 75 Folders Lane Burgess Hill West Sussex RH15 0DY

Dear Deborah,

Thank you for consulting the Flood Risk and Drainage Team on the above application.

We understand the proposed application is for demolition of existing building and development of 4 dwellings, with associated access and landscaping.

The application has gone through an initial review and we have the following comments:

Flood Risk

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low surface water flood risk (comparable to flood zone 1) for the present day (2025) and within the climate change range of 2040 – 2060.

Historical Flood Risk

Mid Sussex District Council's records do not contain records of the site flooding. However, our records do contain records of flooding within the area immediately surrounding the site.

Mid Sussex District Council's records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won't flood in the future.

Surface Water Drainage

It is proposed that the surface water runoff from the proposed dwelling's roof will be directed into a porous paved area to manage surface water drainage with a controlled discharge to an existing connection to the public foul water sewer.

While it has been demonstrated that betterment over the current situation may be achievable, the proposed drainage strategy relies on the discharge of surface water to a foul sewer.

Following Southern Water's consultation response dated 5 February 2026, we note that surface water flows are not accepted into the foul network at this location.

In accordance with the surface water drainage hierarchy and Southern Water's current Surface Water Management Policy, discharge of surface water to a foul sewer is not supported unless exceptional circumstances can be clearly demonstrated and agreed.

The applicant is therefore advised that outline approval from Southern Water is required at this stage of planning to demonstrate that the site can be drained sustainably.

In the absence of such confirmation, the current proposed surface water drainage strategy is not considered acceptable.

Foul Water Drainage

It is proposed that the development will utilise an existing connection on site.

This is acceptable in principle, subject to agreement with the sewerage undertaker.

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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