

From: drainage <drainage@midsussex.gov.uk>
Sent: 30 April 2026 11:02:23 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.30 Re: DM/26/0135 - Finches 75 Folders Lane Burgess Hill West Sussex
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf,
MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Deborah,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application following our response of 20/02/26.

We have reviewed the following documents and have the following comments:

- SuDS & Foul Drainage Statement by gta civils 2nd issue 02 April 2026
- gta civils drwg no 13884-1600 Rev P3 Date October 2025
- Southern Water correspondence 14th April 2026 their ref: DSA000051013
- Southern Water GIS 14th April 2026
- Agent - comments from Southern Water to accompany amended drainage strategy 07/04/26
- Southern Water GIS 18/03/26
- Southern Water correspondence 18th March 2026 their ref: DSA000051013

Surface Water Drainage

An amended drainage strategy has been submitted, which no longer proposes discharges into the foul network following Southern Water's comments, dated 5 February 2026.

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 into an existing surface water connection on neighbouring land at 54 Wheelwright Lane via an inspection chamber under the patio. We understand the landowner at 54 Wheelwright Lane has given permission to connect to the inspection chamber. If this option is not viable, an alternative point of connection is proposed at exSMH8151 in Wheelwright Lane via a new connection.

At this stage of planning if the connection via the inspection chamber under the patio at 54 Wheelwright Lane is pursued the following information is required;

- Evidence there is sufficient fall for the new connection into the inspection chamber from the site.
- Evidence that the proposed discharge location discharges into the southern waters surface water network.
- Evidence that there is capacity in the existing private network to take the new connection.
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Provide a management and maintenance plan for the lifetime of the development.

If the alternative point of connection is pursued at exSMH8151 in Wheelwright Lane the following information is required;

- Evidence the landowner at 54 Wheelwright Lane has given permission to run a new drain across their land
- Location of the new drain on the proposed site layout
- Evidence Southern Water gives permission in principle for the new connection at exSMH8151
- Evidence there is sufficient fall for the new connection at exSMH8151
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Provide a management and maintenance plan for the lifetime of the development.

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.

The applicant is advised to refer to the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to ensure each relevant item that has not already been provided is submitted.

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
drainage@midsussex.gov.uk