



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 30 June 2026

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Katherine,

RE: DM/26/1429 - Robinshaw Haywards Heath Road Balcombe Haywards Heath West Sussex RH17 6NJ

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments. The applicant is applying for the discharge of conditions 3, 4, 6, 7 and 14 relating to planning application DM/25/1688. As it relates to surface water drainage, we will provide comments on Condition 3.

Following a review of the submitted information, we have noted insufficient information has been provided to meet the wording of Condition 3. Whilst we do not object to the principle of discharging surface water to the neighboring stream, we are concerned by the level of detail provided at this stage and the lack of information on the viability of infiltration. We note that attenuation storage is being provided and flow is being controlled but it the final discharge rate from the site is unclear. Initially we would expect infiltration testing to be carried out to determine the viability of infiltration at the site as a method of surface water discharge. If the testing is positive then an infiltration drainage strategy should be proposed. If the testing shows that infiltration is not viable, then discharge to the neighbouring watercourse is an appropriate method of discharge.

We require the applicant to provide full drainage calculations to be submitted that include the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required. Calculations should use FEH rainfall data, a CV value of 1, and a 40% allowance for climate change. This is to provide evidence that the proposed method of discharge will not increase risk to the site or the surrounding area.

Therefore, we would recommend Condition 3 is not discharged until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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