

**MID SUSSEX
DISTRICT COUNCIL**

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Date: 20-08-2026

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

Dear Katherine,

RE: DM/26/1990 - Slaugham Garden Nursery Staplefield Road Slaugham Haywards Heath West Sussex RH17 6AG.

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 planning condition no's 3,4,5,6,7,8,9 and 12 relating to planning application DM/24/2409.

We are happy to provide consultation comments on Condition 5 due to its relation to flood risk and drainage. Following a review of the submitted information, we have noted insufficient information has been provided to meet the wording of Condition 5. Full drainage details are required under Condition 5 at detailed design stage to evidence formal drainage for the site due to the conversion from a barn to a dwelling. We note that under application DM/24/2409, the applicant proposed the use of a soakaway; however, no infiltration testing or groundwater monitoring has been provided to evidence this is no longer a viable method of surface water discharge. The applicant should provide a drainage drawing utilising SuDS and following the hierarchy of preference. Formal drainage is required to reduce runoff rates from the site (as close to greenfield as reasonably practicable) and provide betterment from the existing site. Calculations are also required using FEH-22 rainfall data, a CV value of 1, a 45% allowance for climate change, and a 10% allowance for urban creep. This will evidence that the proposed development will not increase flood risk at the site and surrounding area.

Therefore, we would recommend Condition 5 is not discharged until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 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.

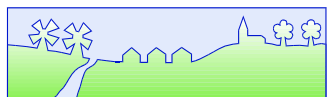
Informative

For further information on what is required at Discharge of Condition stage please follow the link below to the Detailed Drainage Design Checklist:

[DETAILED DRAINAGE DESIGN CHECKLIST – CONDITION DISCHARGE STAGE](#)



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Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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