

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 May 2025 14:46:58 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.08 Re: DM/25/0709 - Plummerden House Park Lane Lindfield Haywards Heath West Sussex RH16 2QS

Dear Caroline,

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments:

The submitted information is considered insufficient given the size proposed development.

Flood Risk

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk.

The site is shown to be at very low surface water flood risk (comparable to flood zone 1) for the present day and with climate change.

Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Surface water

The BGS infiltration potential map shows the site to be in an area with low to high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways may be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

The application is supported by a Sustainable Drainage Assessment.

The infiltration testing undertaken is outside of the application boundary. If infiltration SuDs are proposed, infiltration testing should be undertaken within the locality of the proposed SuDs features and within the application boundary. As part of the testing, details as to the depth of the resting groundwater should be provided.

The Rainwater Harvesting Tank should be implemented in addition to the storage provided by SuDS features.

Therefore, SUD features on site should be sized to the 1 in 100-year storm plus an allowance for climate change.

Foul water

No written details of how foul water drainage shall be managed has been identified by the flood risk and drainage team within the information submitted.

Water used to wash out stables is considered to be foul water and as such a system for managing foul water will be required on site. Consideration will be needed into how solid waste within any washout is to be managed to ensure a drainage system does not become blocked.

The Applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to meet the minimum requirements.

Following receipt of the information requested, we shall review and provide further comments on this application.

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