

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 May 2026 11:23:28 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.18 Further information required Re: DM/26/0982 - South View, Sharpthorne Road, Sharpthorne, East Grinstead West Sussex RH19 4HU
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 Anna,

Thank you for consulting the Flood Risk and Drainage Team on the above application. We understand the proposed application is for a detached residential dwelling.

Following an initial review, the information submitted does not meet the minimum requirements necessary for the Flood Risk and Drainage Team to undertake a full technical assessment of the proposal.

Given the scale and nature of the proposed development. The submitted information should demonstrate, in principle, that:

- surface water runoff can be managed safely on site without increasing flood risk on or off site; and
- foul water drainage can be adequately achieved and accommodated.

Surface water

The BGS infiltration potential map shows the site to be in an area with low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is unlikely to be possible on site.

It is proposed that the development will manage surface water runoff via a soakaway. However, no evidence has been provided to demonstrate that infiltration drainage is feasible at the site.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Evidence that infiltration is feasible on site (BRE365 compliant testing & Groundwater levels), **or**
- Evidence of an alternative surface water drainage strategy in accordance with the drainage hierarchy.

Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

Foul Water Drainage

The Planning Statement indicates that foul water from the proposed development will discharge to the existing mains sewer.

At this stage, the applicant needs to demonstrate that foul drainage can be achieved in principle.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Details on the site's existing foul water drainage arrangements
- Drainage constraints plan
- If a new connection is proposed, evidence of communication with the relevant Water Authority / sewer owner confirming the proposed connection arrangement and capacity in principle.

At this stage, further information is required before the Flood Risk and Drainage Team can confirm that the proposed surface and foul water drainage strategy is acceptable in principle.

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
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