

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 May 2025 17:44:29 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.08 Re: DM/24/3050 - Land Adjacent To Loxley (Riverside) Bolney Chapel Road Twineham Haywards Heath West Sussex RH17 5NN

Dear Rachel,

Thank you for re- consulting the Flood Risk and Drainage team on the above application.

We have reviewed the additional information provided and have the following comments:

Flood Risk

The Amended Proposed Landscape Plan PJC 1177.101 Ref F (submitted on 02/04/2025) proposes land raising within the functional flood plain (Flood Zone 3b).

Please could the Applicant provide a map the 1:20 year and 1:100yr+CC flood extents onto the topographical survey (for both existing site levels, and for proposed site levels), with the built footprint overlaid.

Level for level, flood compensation may be required.

This level of detail is required at this stage of planning.

Surface Water Drainage

The Amended Site Drainage Plan 23-040 51 P8 (submitted on 02/04/2025) demonstrates that the surface water will be discharged at 1.0l/s via a flow control device.

The application is supported by a drainage strategy which proposes that surface water drainage shall be attenuated and discharged at a controlled rate into the adjacent watercourse.

The principle of the surface water drainage system is considered acceptable.

Foul Water Drainage

The Amended Site Drainage Plan 23-040 51 P8 (submitted on 02/04/2025) demonstrates sufficient offsets (e.g. from the dwelling/ watercourse) for the proposed foul treatment plant.

The principle of the foul water drainage system is considered acceptable.

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
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