



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 29 September 2026

Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew,

RE: DM/26/0764 – Franc Jean Farm The Street Bolney Haywards Heath West Sussex RH17 5PJ

Thank you for your consultation on the above site.

The applicant is applying for the construction of a single dwelling.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

The Flood Risk and Drainage Team previously responded to this application on the 16 June 2026 objecting to the development due to insufficient information on surface water drainage. Since this response, the applicant has provided an updated Surface and Foul Water Drainage Strategy to address our previous concerns.

Infiltration tests have been undertaken that have shown extremely slow rates and therefore infiltration has been proven to be unviable at the site. An alternative method has been proposed where surface water will drain to an existing private surface water drainage network. Updated calculations have been provided that use the correct parameters and rainfall data.

Whilst the principles of the alternative drainage strategy is acceptable, we are concerned that an agreement in principle has not been received for the connection of the new surface water drainage network to the existing surface water sewer. This is required at this stage to confirm a viable drainage strategy.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 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.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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