

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 November 2025 14:29:20 UTC+00:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.19 Re:1 Highfields - Conditions Discharge No7 - DM/25/2119

Dear Stuart,

The Flood Risk and Drainage team have reviewed the updated information for above and have the following comments:

The infiltration rate used for any infiltration features must be based on BRE365 infiltration testing that includes 3 repeats. If an infiltration-based strategy is not viable, an alternative strategy should be submitted in line with the SuDS drainage hierarchy.

Details should be provided to demonstrate the soakaway has sufficient offsets to both buildings and boundaries. No details have been provided on the layout which demonstrate sufficient offsets have been provided. This includes a requirement for soakaways to be located 5 m from any building and 2.5 m from the site boundary, unless it can be demonstrated that a smaller offset is sufficient.

Evidence is required that SA2 will not affect any existing drainage pipework.

The calculations and layout should be updated so the information is consistent across both. The dimensions SA2 indicate that the plan area shown is not the stated plan area of the soakaway.

A timetable of implementation should be supplied.

Evidence of communication with Southern Water is required with regards to foul water drainage.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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