

From: drainage <drainage@midsussex.gov.uk>
Sent: 15 May 2026 16:39:27 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.15 Re: DM/26/0572 - 26 Kennedy Avenue RH19 2DG

Dear Andy,

We have reviewed the additional information submitted by the applicant.

Whilst Southern Water appear to have discussed the principle of a connection with the applicant, the proposal is not simply an extension to the existing dwelling but the creation of a separate dwelling. As such, the development is expected to follow the surface water drainage hierarchy in accordance with both MSDC policy and Southern Water's Surface Water Management Policy.

At present, Southern Water have not agreed a surface water discharge rate, nor has evidence been provided to demonstrate that the receiving network has capacity to accommodate the proposed development for surface water or foul water.

The site is currently predominantly permeable, and the proposal would increase the impermeable area (See existing block plan). Therefore, it is necessary to demonstrate that any discharge from the site will be appropriately restricted to the equivalent greenfield runoff rate in accordance with current policy requirements. No drainage calculations have currently been provided by the applicant to demonstrate this.

This is why we have requested the following information:

- Drainage calculations demonstrating that the surface water drainage system has been designed to accommodate the 1 in 100-year rainfall event plus an appropriate allowance for climate change, together with a 10% urban creep allowance and a runoff coefficient (Cv) of 1.0 applied to all impermeable areas
- A management and maintenance plan

In addition, the applicant appears to be relying on an existing rainwater downpipe connection outside of the application boundary (see Application boundary plan below) (associated with No. 26), with no equivalent rainwater downpipe shown serving the proposed dwelling at 26A (see Proposed block plan with drainage). This raises concerns regarding future ownership, access, maintenance responsibilities of the drainage system.

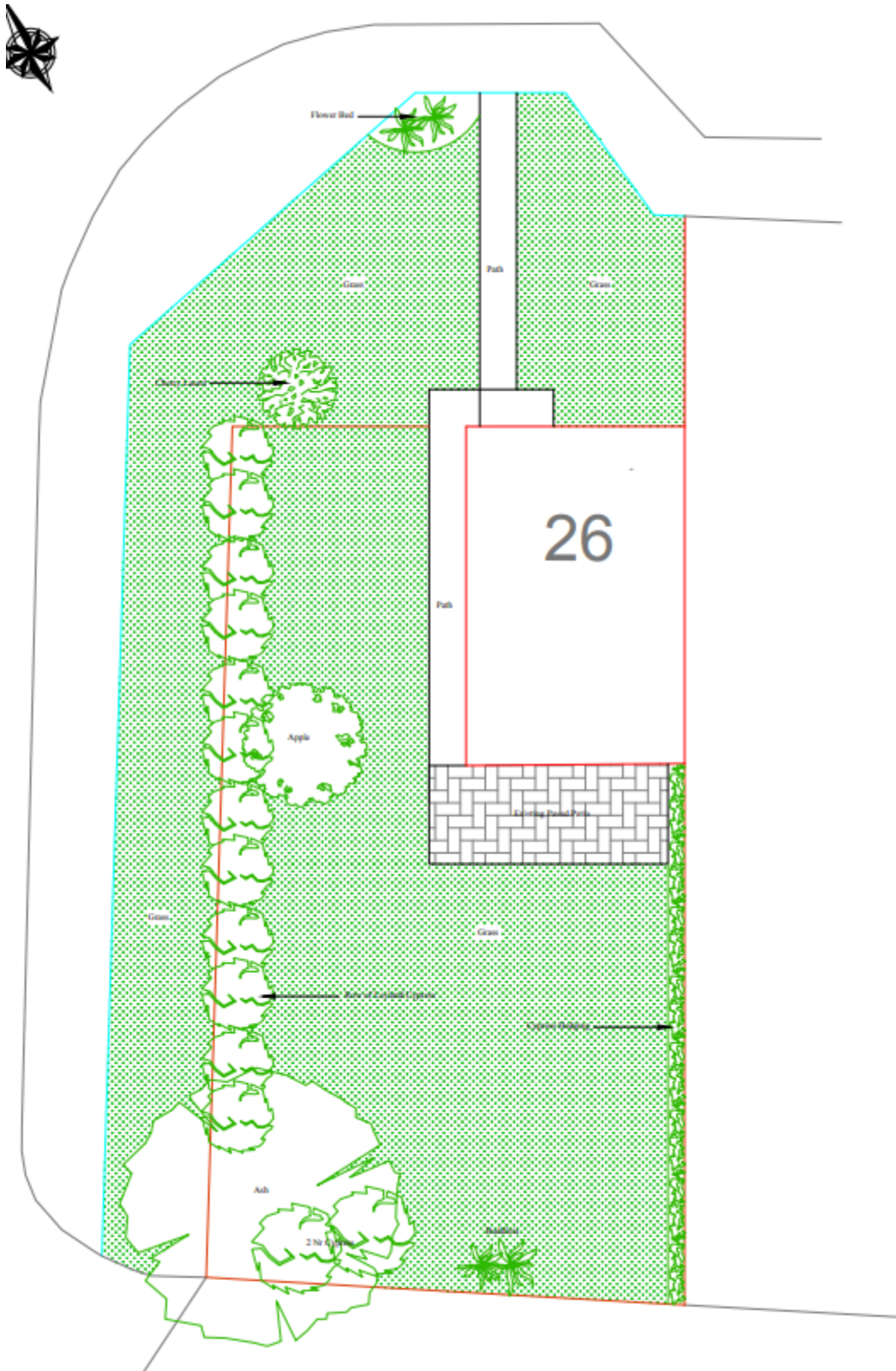
Current MSDC guidance expects all SuDS features should be located within the application boundary.

Based on the information currently submitted, we do not consider that there is sufficient information to demonstrate that the surface water drainage hierarchy has been followed, any discharge rate from the site will be restricted to the equivalent greenfield runoff rate and can be managed and maintained for the lifetime of the development.

Application boundary plan



Existing block plan



Proposed block plan with drainage

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