



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 15 July 2026

Joanne Fisher
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Joanne Fisher,

RE: DM/25/3225 – Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6UR.

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the Discharge of planning conditions No: 3, 4, 5, 6, 7 and 12 relating to planning application DM/25/2331.

We are happy to provide consultation comments on Condition 3 due to its relation to flood risk and surface water drainage. Previous drainage consultation was provided on 20 May 2026 with the following comments referring to surface water drainage:

“The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated. For clarity and consistency, the discharge rate stated within the calculations should align with that presented in the report. The design head should also be consistent throughout.”

Following a review of the updated Drainage Strategy & Design (prepared by EAS Ltd, Ref: 723/BAC/TownhouseFm/DA, dated June 2026), we are happy that sufficient information has been provided to address the previous comments and meet the wording of the surface water aspect of Condition 3. In terms of foul drainage, we note that the applicant has addressed our previous comments. We would recommend the Environment Agency are consulted, and Ordinary Watercourse Consent is sought from West Sussex County Council due to the proposed discharge into a watercourse.

Informative The applicant is advised that as new surface water and foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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