

From: Chris Gray <cgray@motion.co.uk>
Sent: 29 June 2026 12:47:33 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Jason Morgans" <jmorgans@motion.co.uk>; "Sam Watling" <sam@remmushomes.co.uk>; "Saskia Lower" <slower@ecephanning.com>; "Paul Gallally" <PGallally@ecephanning.com>
Subject: RE: DM/26/0783 Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill)

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Hi Anna,

There is a typo in my email below. For **Flood Risk and Drainage Team Comment 2**, "remaining 9.191m³ additional storage" should state "remaining 8.393m³ additional storage".

Kind regards

Chris Gray | Principal Engineer

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From: Chris Gray
Sent: 29 June 2026 11:53
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Cc: Jason Morgans <jmorgans@motion.co.uk>; 'Sam Watling' <Sam@remmushomes.co.uk>; Saskia Lower <slower@ecephanning.com>; 'Paul Gallally' <PGallally@ecephanning.com>
Subject: Re: DM/26/0783 Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill) [Filed 29 Jun 2026 11:53]

Hi Anna,

Please see attached the updated P07 Detailed Drainage Strategy Drawing; P04 Standard Details Drawing; and InfoDrainage calculations to address the comments below.

Flood Risk and Drainage Team Comment 1 - The calculations still show the system flooding for the 1 in 100 year plus climate change event.

To address the 0.19m³ flooding in the GEOCELLULAR SOAKAWAY, we have increased the area of GEOCELLULAR STORAGE 2 from 49.5m² to 54.0m².

To address the 9.457m³ flooding in S15 and S16, we have:

- Corrected the pervious pavement conductivity from 1.08m/hr to 500m/hr. The derivation of 500m/hr is the Typical Conductivity Rate of 500 m/hr for Gravel / Crushed Stone with a Typical Porosity of 30% in the InfoDrainage Help Documentation (<https://help.innovyze.com/space/infodrainage/16123781/Guidance+on+Conductivity+Rates>).
- Changed the thickness of the Pervious Pavement from 485mm to 585mm.
- Changed the slope of the Pervious Pavement in the InfoDrainage Model from 1 in 285 to 1 in 305 (based on the 30.5m run to the low point of the pervious pavement from Plot 2 and the 0.10m fall).
- Raised the CL of S15 from 63.60 to 63.70; raised the CLs of F1-F4, S11, S12, S13, S16 and S19 from 63.60 to 63.65; raised the GL of GEOCELLULAR STORAGE 3 from 63.60 to 63.65; raised the CL of S14 from 63.56 to 63.61; raised the CL of S4 from 63.50 to 63.55; and raised the GL of GEOCELLULAR SOAKAWAY from 63.50 to 63.55.
- Lowered the ILs of S16 and S19 from 63.145 to 63.025.
- Changed the 4.000 pipe slope from 1 in 84 to 1 in 51.

This point is addressed.

Flood Risk and Drainage Team Comment 2 - Where infiltration testing demonstrates that infiltration SuDS are feasible at the site, but the half drain-down time exceeds 24 hours, the feature should be sized to accommodate both the 1 in 100 year plus climate change event and the 1 in 30 year plus climate change event at the same time.

- 1.1 As covered in the previous correspondence, the half drain down times for the critical pervious pavement and GEOCELLULAR SOAKAWAY 1 storm events are acceptable - 225 and 1470 minutes (which marginally exceeds 24 hours) respectively.
- 1.2
- 1.3 With reference to the updated Detailed Drainage Strategy and InfoDrainage calculations, the cumulative Max. Resident Volume (m³) for GEOCELLULAR SOAKAWAY and GEOCELLULAR STORAGE 2, 3 and 4 for the critical 30 years: +40

%: 1440 mins event is calculated to be 27.414m^3 . Please note, for GEOCELLULAR STORAGE 3, the 0.74m^3 resident volume for the 30 years: +40 %: 1440 mins Winter event has been used rather than 1.538m^3 for the critical 30 years: +40 %: 30 mins: Summer event.

1.4

GEOCELLULAR STORAGE 4 has been added to the Drainage Strategy to provide 9.619m^3 additional storage and the thickness of GEOCELLULAR STORAGE 2 has been changed from 49.5m^2 to 54.0m^2 and 0.40 to 0.55 to provide 9.402m^3 additional storage. The changes made to the pipes and manholes associated with these two storage features are shown in the updated Detailed Drainage Strategy Drawing. The remaining 9.191m^3 additional storage required for the 30 year plus 40% Critical Storm is predominantly realised by the 7.173m^3 volume that will empty from GEOCELLULAR SOAKAWAY and GEOCELLULAR STORAGE 2, 3 and 4 within 24 hours.

In the previous submission, 1.453m^3 storage was available in GEOCELLULAR STORAGE 3 immediately after the critical FEH (2): 100 years: +45 %: 1440 mins event, with 0.19m^3 flooding in the GEOCELLULAR SOAKAWAY. The reason flooding was shown in the GEOCELLULAR SOAKAWAY was because the soakaway CL is modelled rather than GL. In reality, surface water would back up in the drainage system to utilise the remaining 1.453m^3 storage available in GEOCELLULAR STORAGE 3.

This point is addressed.

Flood Risk and Drainage Team Comment 3 - The lowest recorded infiltration rate should be utilised within the area of each infiltration feature.

1.5

As stated in Section 3.9 of Motions Drainage Report Final B Dated 9th March 2026 submitted for DM/26/0783, infiltration testing was undertaken in accordance with the BRE365 in the approximate low point of the proposed surface water drainage system (TP03). The location and depth of TP03 corresponds with the location and proposed depth of the pervious pavement and the GEOCELLULAR SOAKAWAY. GEOCELLULAR SOAKAWAY 1 is proposed approximately 20m from TP03, where WS05 recorded the same ground conditions as TP03 (Head) and was dry on completion at 3m depth. On the basis WS05 correlates to TP03, and a 25m infiltration testing grid spacing is considered acceptable for a main ground investigation, the TP03 infiltration test results are considered to be applicable to the location and proposed depth of GEOCELLULAR SOAKAWAY 1 also.

1.6

The worst of the three infiltration test results from TP03 was 3.36^{-06}m/s , which converts to 0.012m/h , then 0.008m/h once a factor of safety of 1.5 is applied with reference to Table 25.2 of CIRIA C753 The SuDS Manual 2015. This is the infiltration coefficient that has been used in the InfoDrainage Model for the base of the pervious pavement, and the sides and base of GEOCELLULAR SOAKAWAY and GEOCELLULAR SOAKAWAY 1.

This point is addressed.

Conclusion

- 1.7 Motion has worked through the MSDC drainage comments and provided the information required. As a result of the three rounds of comments from the Flood Risk and Drainage Team to date, the proposed development is now providing a pervious pavement, two geocellular soakaways and three geocellular storage tanks with a total attenuation storage volume of around 107.5m³ for the two plots. As such, flood risk and foul and surface water management should not form an impediment to the progress of the discharge of condition application for this development.

Kind regards

Chris Gray | Principal Engineer

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From: Sam Watling <Sam@remmushomes.co.uk>

Sent: 15 June 2026 11:13

To: Chris Gray <cgray@motion.co.uk>; Jason Morgans <jmorgans@motion.co.uk>

Cc: Saskia Lower <slower@ecephanning.com>

Subject: Fw: DM/26/0783 Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill)

Hi Chris and Jason

Please see below from MSDC can you let me know your thoughts on this

Many thanks

Sam Watling
Founder/MD



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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 15 June 2026 11:07

To: Saskia Lower <slower@eceplanning.com>; Sam Watling <Sam@remmushomes.co.uk>; Paul Gallally <PGallally@eceplanning.com>

Subject: Re: DM/26/0783 Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill)

Dear Saskia, Sam and Paul

Please see below the Drainage comments, received on 11.06.2026, in my absence whilst on leave last week.

Please review and submit the requested information to address the requirements of Drainage Condition 7 of DM/24/0846.

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

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Development Management

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From: Emma Jackson <emma.jackson@midsussex.gov.uk>

Sent: 11 June 2026 16:01

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: drainage <drainage@midsussex.gov.uk>

Subject: 2026.06.11 Re: DM/26/0783 Land Adjacent To Hilgay Cottage, Birchwood Grove Road, Burgess Hill)

Dear Anna,

The Flood Risk and Drainage Team have reviewed the updated information and have the following comments:

- The calculations still show the system flooding for the 1 in 100 year plus climate change event.
- Where infiltration testing demonstrates that infiltration SuDS are feasible at the site, but the half drain-down time exceeds 24 hours, the feature should be sized to accommodate both the 1 in 100 year plus climate change event and the 1 in 30 year plus climate change event at the same time.
- The lowest recorded infiltration rate should be utilised within the area of each infiltration feature.

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
drainage@midsussex.gov.uk

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