

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 August 2025 13:19:22 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.21 Re: DM/25/1535 - Twinham 34 Hurst Road Hassocks West Sussex BN6 9NL

Dear Joanne,

The Flood Risk and Drainage team have reviewed the information submitted and have the following comments:

It is proposed for surface water to discharge via an attenuation tank, trench soakaway and permeable surfacing.

The infiltration testing provided does not demonstrate there is sufficient infiltration at the proposed depth of the trench soakaway. For a soakaway to be utilised, BRE365 infiltration testing results should be presented that demonstrate there is sufficient infiltration at the depth and location the soakaway is being proposed.

A CV value of 1 has still not been utilised within the calculations.

The trench soakaway's dimensions have substantially increased from the application stage. Therefore, in line with building regulations and Southern Water, details should be provided to demonstrate the soakaway has sufficient offsets including but not limited to buildings, boundaries, root protection areas and 5 metres from a public or adoptable gravity sewer, rising main and water main. No distances have been provided on the layout which demonstrate sufficient offsets have been provided. This includes a soakaway needing to be 5m from a building and 2.5m from a boundary.

The calculations provided do not show the cellular storage discharging into the trench soakaway. This will need to be updated.

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.

Comments for Planning:

Southern Water may need to be reconsulted on this application, however, as we are requesting a substantial amount of further information which will affect the current strategy, we would recommend consulting them once we are satisfied with the strategy. Any query of course do let us know.

Best Wishes

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