

From: Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Sent: 18 August 2026 17:31:11 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.08.18 RE: DM/26/1306 - Pascotts Farm Snowdrop Lane Lindfield Haywards Heath West Sussex RH16 2QE
Attachments: DM-26-1306 Response Letter 18.08.2026.docx

Dear Rachel,

This application has had a full re review, the below was sent to the Engineer to consider within their consultation.

START:

Please can we re review this application. Subsequent information has been submitted by the applicant. We have carried out a check and we are concerned that several critical matters that need to be demonstrated at the planning application stage, in accordance with the Flood Risk and Drainage Information Checklist may have been missed. These issues haven't been raised with the applicant to date.

As the proposed surface water drainage strategy relies on discharge to the adjacent ditch, we feel the application should run concurrently with the LLFA to ensure they are satisfied that an Ordinary Watercourse Consent is likely to be achievable for the proposed new discharge connection. If consent cannot be obtained, the applicant would need to demonstrate that an alternative, policy-compliant surface water discharge solution is available.

We note that the proposed package treatment plant is located outside the application boundary, and no evidence has been provided to demonstrate that it is within the applicant's ownership or control. Where a shared package treatment plant is proposed outside the application site, we would normally expect the applicant to provide:

- Evidence that permission has been obtained to connect to the existing treatment plant.*
- Confirmation that the treatment plant has sufficient capacity to accommodate the additional foul flows.*
- A foul water maintenance and management plan identifying the party responsible for the operation, maintenance and management of the shared system for the lifetime of the development.*

Without this information, we don't think the applicant has adequately demonstrated that the proposed foul drainage strategy is deliverable in principle. Please could you give your feedback?

I have attached our checklists – can you confirm that comments are reflective of these requirements on all comments issued?

Many thanks and any query of course let me know

*Best Wishes
Emma
STOP*

The engineer has now reviewed the information alongside the detail above.

Please see our consultation response in line with your reconsult received on 28th July 2026

Any query of course please do get in touch.

Thank you for consulting the Flood Risk and Drainage Team.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk