

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

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Date: 15 September 2026

Andrew Horrell
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew Horrell,

RE: DM/26/1759 – 8A Highfields Brighton Road Warninglid Haywards Heath West Sussex RH17 5SY.

Thank you for your consultation on the above site. We have reviewed the application and information relating to drainage and flood risk and wish to make the following comments.

The applicant is applying for the retrospective planning permission for a single storey 3-bed self build detached dwelling, cycle storage building and associated parking.

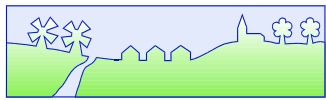
Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

It is noted that the site is at low risk of flooding from all sources, but we are concerned by the level of detail provided for the proposed surface water drainage system. Given that this is a retrospective application, this information cannot be provided through an appropriately worded condition. We do not object to the use of a soakaway to drain surface water however, evidence has not been provided to demonstrate the viability of a soakaway at the site. We will consider removing our objection if the following information is provided.

- The applicant must submit a surface water drainage scheme for the site in consideration of the National Standards for SuDS and demonstrate no increase in flood risk because of the proposed development.
- Infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage.
- Supporting evidence to support its viability should be provided including calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms.
- Details of maintenance and management of the sustainable drainage scheme must be submitted and include:
 - details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
 - a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.



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Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph subsections F2, F4, F5, F6, F7 and F8 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:

[FLOOD RISK AND DRAINAGE INFORMATION CHECK LIST – APPLICATION STAGE](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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