

From: drainage <drainage@midsussex.gov.uk>
Sent: 28 August 2025 16:34:48 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.28 DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath West Sussex

Dear Katherine,

Following review of the additional drainage information submitted in support of the above application, the Flood Risk and Drainage Team can provide the following comments. The additional information addresses our previous comments.

Surface water drainage

The flood risk and drainage team understand that infiltration drainage has been discounted for the site due to the insufficient space greater than 5m from the building and the proximity of Network Rail land.

It is proposed that the development will attenuate surface water using permeable paving and an attenuation tank before discharging at a rate of 0.9l/s into the public surface water sewer. The application is supported by a drainage strategy, which states attenuation sizing has been based on the drainage system being designed to cater for the 1 in 100-year event, plus a 40% allowance for climate change. A CV value of 1.0 has been utilised for the calculations. Discharging surface water into a public surface sewer will require approval from Southern Water. Evidence will need to be provided at the detailed drainage design.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Foul water drainage

It is proposed that the development will discharge via an existing connection to the public foul water sewer located on The Broadway. This is considered acceptable in principle.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide' [Flood Risk and Drainage for Planning - Mid Sussex District Council](#). This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

The team recommend the following condition is utilised for this development:

C18F - Multiple dwellings/units

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

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