

Steven King

From: Steven King
Sent: 31 March 2025 15:25
To: Jeremy Hall
Subject: RE: Lisa Mears - Highfields drainage - DM/24/2974

Dear Jeremy

Thanks for your e mail regarding the above, which I have sent on to our Drainage Engineers.

If any part of the building your treatment system serves is within 30 metres of a public sewer, the Environment Agency will not allow you to start a new discharge from a septic tank or small sewage treatment plant under the general binding rules.

If you are building a development of more than one property, this distance must be multiplied by the number of properties, e.g. if there are 3 properties then the distance will be 3 x 30 metres = 90 metres.

If there is a good reason why you cannot connect to the sewer (e.g. there is a river or a hill in the way) then you must apply for a permit so that the Environment Agency can decide whether to allow you to use a small sewage treatment plant instead.

Our Drainage Engineer has advised that information to show onward connectivity is still required from the applicant to give final comment.

If you have a specific proposal to discharge the planning condition, I would advise setting that out so that this can be reviewed by our Drainage Engineers.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
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Sent: 17 March 2025 11:37
To: Steven King <Steven.King@midsussex.gov.uk>
Subject: Lisa Mears - Highfields drainage - DM/24/2974

You don't often get email from jeremy@moodysewage.com. [Learn why this is important](#)

Hi Steven

I hope you are well today and had a good weekend.

I wonder if you can help me at all?

I have been out to look at the sewage proposals for the above site and I understand that there are some concerns that you have about the discharge into the ditch with a high quality effluent from a sewage treatment plant into this location.

I am sure you are aware that the discharge into this ditch would require a full Environmental Permit from the Environment Agency as it is classified as a seasonally dry ditch. On this basis it would mean that the final 10 metres of drainage into the ditch would also require slotted pipe work discharging into a granular material prior to the ditch.

If we were able to obtain a permit from the Environment Agency, for which would take into consideration all of your concerns during the permit process as well as determining the quality and biological make up of the discharging effluent together with maximum volumes, would this then satisfy your concerns with the management of the sewage?

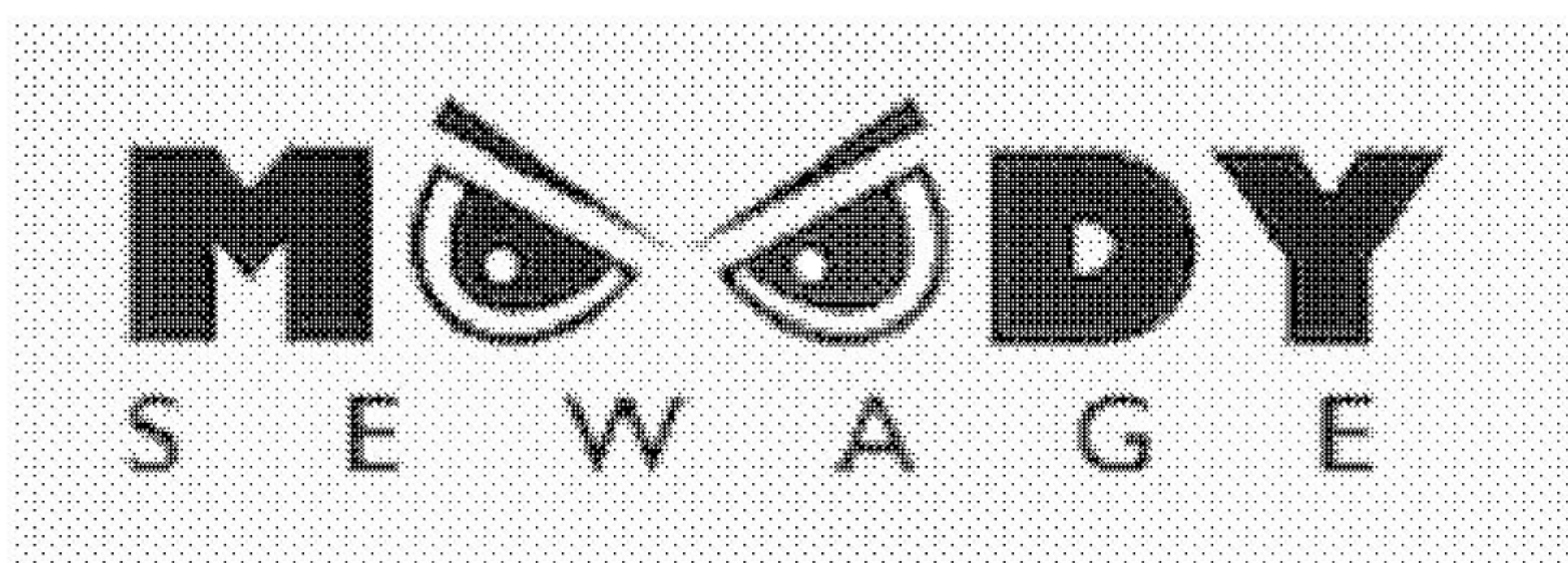
Perhaps you could come back to me if you get a chance and I appreciate your help with this matter.

Kind Regards

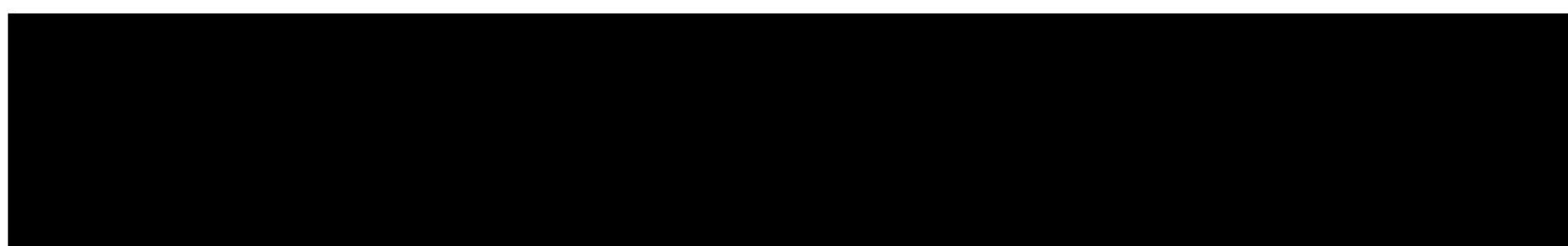
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Subject: RE: Highfields drainage - DM/24/2974

Dear Lisa

I've spoken with my colleague who coordinates the drainage responses that we receive and have been advised that its not possible for direct communication over the telephone with the Engineers. I've been advised that any questions or concerns about this condition discharge application should be sent by e mail or writing to us and then we will look to address them. If there is a proposed change for what is being put forward to discharge the drainage condition, again, this would need to be put in writing for our consulting engineers to consider.

Regards

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drainage <drainage@midsussex.gov.uk>

Sent: 20 December 2024 17:27:56 UTC+00:00

To: "Steven King" <Steven.King@midsussex.gov.uk>

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

Subject: 2024.12.20 Re: DOC DM/24/2974 – Land At Highfields Brighton Road
Warninglid West Sussex

Dear Steven,

The flood risk and drainage team have reviewed the information submitted under the
above discharge

of condition application (covering Condition 2 of DM/23/3133) and can provide the
following
comments.

We consider that insufficient information has been provided to discharge this Condition.

Surface Water

The surface water runoff from the site will discharge to ground via, geo-cellular
soakaways, porous
paving and bio-retention planters. This is considered acceptable.

Foul Water

The foul water will discharge to a ditch via a sewage treatment plant. Although the
submitted details

state that the existing pond overtops towards to the south into the existing shallow ditch,
evidence of

this onward connectivity needs to be provided.

Upon receipt of this additional information, we will be able to comment further.

Best Wishes

***Flood Risk and Drainage Team
Estate Services & Building Control***