

**MID SUSSEX
DISTRICT COUNCIL**

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Date: 24 August 2026

Andy Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andy,

RE: DM/26/0572 - 26 Kennedy Avenue East Grinstead West Sussex RH19 2DG.

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the construction of new 3-bedroom house attached to end of existing terrace and associated external works.

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. Whilst we can accept the site not utilising infiltration due to the clay geology and site constraints, the proposed drainage strategy does not prioritise the use of SuDS. A drainage strategy should be provided that utilises source control SuDS and provides sufficient surface water storage for the size and type of development. Whilst we note the proposed discharge rate is close to greenfield at 0.7l/s, we have concerns that this could cause blockages across the drainage system. We would recommend a minimum rate of 1l/s. We note that calculations have been provided as requested in the previous response dated 15 May 2026; however, the parameters used within these are not sufficient. Calculations should be provided using FEH-22 rainfall data as FSR data is known to underestimate. In addition, a CV value of 1 should be used as requested in the previous response. The hydrobrake should also be updated in the calculations to reflect the change in discharge rate to 1l/s.

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

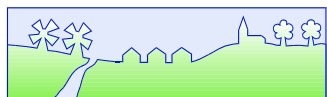
For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:

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

Yours sincerely,



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Flood Risk and Drainage Team

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