

From: drainage <drainage@midsussex.gov.uk>
Sent: 28 April 2026 11:11:40 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.27 Re: DM/26/0663 - 1a Lodgelands, Ardingly, Haywards Heath

Dear Anna,

The Flood Risk and Drainage team have reviewed the submitted information and have the following comments:

While it is acknowledged that a previous strategy was approved, changes in policy mean that this does not necessarily mean the same approach is acceptable under current requirements.

Due to the time that has passed, updated correspondence with Southern Water is required. Furthermore, Southern Water correspondence would need to be for this current application.

45% climate change should be utilised within the soakaway calculations.

Evidence that there are appropriate offsets from buildings and boundaries should be provided.

BRE365 compliant infiltration testing is required. Only a falling head test with no repeats has been supplied which is not acceptable.

Exceedance flow routes should be shown on the drainage layout.

The required details on the layout have not been provided (e.g. cover and invert levels of manholes).

Confirmation should be provided as to the areas being directed into the soakaways.

The drainage layout drawing and Dr Elson's design report that are discussed within the drainage strategy statement should be provided.

We would recommend that the Application refers to the MSDC Detailed Drainage Design Information Guide for Discharge of Condition Stage (<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-designchecklist-v20-issued-071125.pdf>) for further guidance on our latest policy. This level of information is required at this stage.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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