

From: drainage <drainage@midsussex.gov.uk>
Sent: 05 August 2026 12:55:30 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.08.05 - DM/26/1633 - Land NE Of Park Parade South Road Haywards Heath West Sussex RH16 4LX

Dear Deborah,

Thank you for consulting the Flood Risk and Drainage Team on the above application.

We understand the proposed application is for the construction of a new 1 bed detached dwelling house.

Following an initial review, the information submitted does not meet the minimum requirements necessary for the Flood Risk and Drainage Team to undertake a full technical assessment of the proposal.

Given the scale and nature of the proposed development. The submitted information should demonstrate, in principle, that:

- Surface water runoff can be managed safely on site without increasing flood risk on or off site; and
- Foul water drainage can be adequately achieved and accommodated.

Surface Water Drainage

It is proposed that the development will manage surface water runoff through the use of permeable surfacing where possible, attenuation measures and controlled discharge.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Drainage calculations demonstrating that the surface water drainage system has been designed to accommodate the 1 in 100-year rainfall event plus an appropriate allowance for climate change, together with a 10% urban creep allowance and a runoff coefficient (Cv) of 1.0 applied to all impermeable areas.
- Evidence that infiltration is feasible on site (BRE365 compliant testing & Groundwater levels), **or**
- Evidence of an alternative surface water drainage strategy in accordance with the drainage hierarchy;
- Evidence all attenuation features are inside the application boundary;
- Drainage strategy plan showing SuDS layout and discharge points (including above- and below-ground features);
- Evidence from the water authority that they agree to a surface water discharge into their sewer;
- Management and Maintenance plan

At this stage of planning, the Flood Risk and Drainage Team must be satisfied that there is a viable means of surface water drainage in principle. Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

Foul Water Drainage

It is proposed that the development will manage foul water discharge to the existing adopted sewer system at service road level.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Details on the site's existing foul water drainage arrangements
- Public sewer records included
- Drainage constraints plan

At this stage of planning, the Flood Risk and Drainage Team must be satisfied that there is a viable means of foul water drainage in principle. This has not been demonstrated.

The applicant is advised to refer to the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to ensure each relevant item that has not already been provided is submitted. The checklist is intended to assist applicants in understanding the minimum information requirements at the application stage.

Once the required information has been submitted, the Flood Risk and Drainage Team will be able to provide further comments.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk