

From: drainage <drainage@midsussex.gov.uk>

Sent: 24 June 2026 11:13

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

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

Subject: 2026.06.24 Request for support and comments Re: DM/26/1312 - Oaklands, Keymer Road, Burgess Hill, West Sussex AP/23/0064

Dear Rachel,

I tried to contact you on Friday 19.06.24 regarding the above. Please can you assist? We are struggling to review the original 2023 application and final comments from the engineer at that time. The trench soakaway appears to be very close to a number of trees. Do you know whether the Tree Officer reviewed this at the application stage, and whether the drainage strategy was the same at that time?

Designers Response: The existing trees on the site have been felt in accordance with the agreed landscape plan. Therefore there are no trees impacting the trench soakaway or permeable design (see the attached site photographs). New trees will be planted to avoid clashed with the trench soakaway or permeable paving.

The flood risk and drainage team have reviewed the submitted information and have the following comments:

It is proposed for surface water to discharge to ground via permeable paving and a trench soakaway. It is proposed for foul water to discharge to sewer via a pump.

- The latest FEH data should be used within the drainage calculations.
Designers Response: Rainfall updated to FEH 22 latest update (See the attached)
- The trench soakaway and permeable paving calculations do not match the dimensions shown on the layout.
Designers Response: The site have a total contributing area of 480m² of which 260m² is permeable paving and 220m² roof area including 10% creep. 50% of the main roof area (110m²) drains into the permeable paving section P5, P6 & P7. The remain roof area (110m²) drains to the trench soakaway
- The contributing areas used within the SuDS calculations do not add up to the areas shown on the catchment plan provided.
Designers Response: Noted, areas have been amended accordingly as specified above.
- Given the slope of the site in the area of the permeable paving, further details should be provided to confirm which area will be used to attenuate the roof runoff. This should be clearly reflected on the layout and within the calculations.
Designers Response: Noted, The permeable paving have been design using induvial section P1 to P7 as shown on plan. Each section is confined using full height baffles to ensure full infiltration within the confined. The roof area 110m² drains into permeable paving sections P5,P6 &P7 via 4no. Outlets each 27.5m².
- Design exceedance routes should be shown on the layout.
Designers Response: Noted, Design exceedance route added
- With the levels and slope indicated on the layout, evidence should be provided to demonstrate that permeable paving is feasible at the site.

Designers Response: Noted, please see Section A-A showing the permeable paving construction detail through the assess road and supporting calculation for each section P1 to P4.

- Evidence of communication with Southern Water regarding foul water drainage should be provided.

Designers Response: Noted, Southern Water application consultation information will separately follow the approval of the surface water drainage strategy

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

Emma

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