

From: drainage <drainage@midsussex.gov.uk>
Sent: 07 April 2026 23:06:35 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.07 Re: DM/26/0764 - Franc Jean Farm The Street Bolney Haywards Heath West Sussex RH17 5PJ

Dear Andy,

Thank you for consulting the Flood Risk and Drainage Team on the above application. We have reviewed the information submitted and have the following comments:

Flood Risk

The site lies within Flood Zone 1 very low risk of fluvial flooding.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at "Very Low" surface water flood risk for the present day and with climate change (comparable to flood zone 1). We have no objection on flood risk grounds.

Surface water

The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is unlikely to be possible on site.

It is proposed that the development will manage surface water runoff by discharging directly into the main sewer.

At this stage, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

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 to demonstrate the surface water drainage has been designed to cater for the 1 in 100-year rainfall event plus an appropriate % allowance for climate change, with a +10% urban creep allowance applied 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.
- Measured plan to demonstrate the proposed soakaways have sufficient offsets from the site boundary, building, highway and "No Dig Zones"
- Outfall agreed in principle by the sewer authority (if relevant)

- Management and Maintenance plan

Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

Foul Water Drainage

The submitted drainage plan indicates that foul water from the proposed development will discharge to sewer within the redline boundary.

At this stage, the applicant needs to demonstrate that foul drainage can be achieved in principle.

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:

- As a new connection is proposed at the site, evidence of communication with the Water Authority / Owner regarding the connection and capacity is required

At this stage, further information remains required before the Flood Risk and Drainage Team can confirm that the proposed surface and foul water drainage strategy is acceptable in principle.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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