

From: drainage <drainage@midsussex.gov.uk>
Sent: 20 January 2026 18:09:04 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.20 Re: DM/25/3225 - Townhouse Farm, Church Lane, Ardingly, Haywards Heath

Dear Joanne,

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

It is proposed that surface water will be attenuated within geocellular storage prior to discharging to a ditch. Foul water is proposed to discharge via a package sewage treatment plant to the same ditch.

The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated.

It should be demonstrated that sufficient fall is available to allow a gravity connection from the geocellular storage to the ditch.

Evidence that urban creep has been applied. A CV value of 1 should be utilised.

Evidence should also be provided to demonstrate that the drainage strategy has considered the potential impact of a flooded outfall on the proposed drainage system.

The applicant should confirm that the package sewage treatment plant has sufficient offsets.

The applicant also needs to demonstrate whether the site meets all of the criteria set out in the Environment Agency's general binding rules.

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
drainage@midsussex.gov.uk