

From: drainage <drainage@midsussex.gov.uk>
Sent: 07 January 2026 13:53:37 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.07 Re: DM/25/3059 - Badgers Brook, London Road, Bolney Haywards Heath, West Sussex RH17 5PY

Dear Andy,

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

The application has gone through an initial review, and given the size of the proposed development, the submitted information is currently insufficient and doesn't meet the minimum requirements as set out in the MSDC Flood Risk and Drainage Information Check List.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List (Application Stage) and the Strategic Flood Risk Assessment

Map - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Flood Risk Assessment:

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to High surface water flood risk (comparable to flood zones 1 and 3b) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) within the climate change range of 2040 – 2060.

The areas of the proposed development are at “Very Low” to “Low” risk of flooding at the present day and between 2040 and 2060. The area at high surface water flood risk (Flood Zone 3b) on the site is confined to the watercourse to the east of the site.

Surface Water Drainage:

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 likely to be possible on site.

The applicant has provided two possible options for the surface water drainage strategy.

Option 1: Infiltration

The access road with adjacent parking bays will utilise a porous construction with 'Infiltration Blankets' below parts of the paving.

As shallow groundwater may be present on the site deeper soakaways may not be possible.

The roof water run off will be directed into paving sub-base, which will act as 'Infiltration Blankets'

If an infiltration drainage strategy is proposed, at this stage of planning, we would advise that infiltration testing to BRE365 will need to be undertaken to ensure viable rates can be achieved at the site.

Option 2: Attenuation

The roof water run off will be directed into an attenuation tank before discharging into the watercourse located to the east of the site via a flow control device.

Any discharge off the site will need to be restricted to the Greenfield QBar runoff rate for the area being drained. The QBar discharge rate should be utilised for all rainfall events up to and including the 1:100+CC event. At this stage of planning, evidence must be provided to demonstrate that the surface water drainage system has been appropriately sized utilising a CV value of 1.0 and an urban creep allowance of 10%.

If an attenuation system is proposed, evidence will be required to demonstrate that a watercourse exists, has a wider connection to the surrounding area, and can accommodate the proposed discharge.

Shared Systems

The applicant is advised that if a shared surface and foul water drainage system is proposed, a maintenance and management plan which identifies responsible parties for the lifetime of the dwellings will be required.

Ordinary Water course consent:

The applicant is advised that if new surface water discharge points are proposed into the ordinary watercourse. It is therefore important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken. OWC application:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

Foul Water Drainage:

The applicant has provided two possible options for the foul water Drainage.

Option 1:

According to the Drainage Strategy (dated 01/03/23), the dwellings will connect via a new connection to an existing sewer on the site, which the applicant wants to divert.

Evidence of capacity within the sewer network from the Water Authority will be required at this stage of planning.

Option 2:

As per the Design and Access Statement, the dwellings will be provided with Cess Pits. We would advise that the cesspit's should be located away from the permeable paving/ surface water attenuation storage area to mitigate against potential contamination.

We would advise the applicant that non-main foul drainage should meet with the Environment Agency's General Binding Rules. Where these rules cannot be met then an Environmental Permit will be required.

At this stage of planning, could the applicant please confirm which foul drainage strategy they propose to utilise as part of this development?

Works within 5m of a drain or watercourse.

We would advise the applicant that a watercourse maintenance strip is required along the watercourse. No new development, including foundations, fencing etc should be located within 5m of the top of the bank of the watercourse.

Once the required information has been received, we will be in a position to comment further.

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
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