

From: drainage <drainage@midsussex.gov.uk>
Sent: 14 November 2025 17:25:00 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>; "OW Consent" <owc@westsussex.gov.uk>
Subject: 2025.11.14 Re: DM/25/1688 - Robinshaw, Haywards Heath Road, Balcombe, Haywards Heath

Dear Katherine,

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

The Flood Risk and Drainage Team have reviewed the additional drainage information submitted on 21/10/25 in support of the above application.

The applicant has provided evidence confirming the presence of a watercourse with onward connectivity. The submitted information also demonstrates that the invert levels of the watercourse are sufficient to accommodate the proposed drainage outfall. This is considered acceptable in principle, subject to appropriate design.

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 at the detailed design stage for the shared system.

The applicant is advised as 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](#)

Information into our general requirements for detailed surface and foul water drainage design is included within our 'General Drainage Information Guide'.

www.midsussex.gov.uk/media/8092/detailed-drainage-design-technicalsummary-version-2023-03.pdf.

This level of information will be required to address the recommended drainage condition.

Condition Recommendations

C18F - Multiple dwellings/units

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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