

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 February 2026 10:59:35 UTC+00:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.19 Re: DM/26/0224 - The Gardeners Arms, Selsfield Road, Ardingly, Haywards Heath
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf, MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Joseph,

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

It is proposed for roof water from the proposed building to be discharged via a soakaway. It is proposed for foul water to be discharged into existing foul water drainage infrastructure which discharges into the public sewer network.

The proposed soakaway design is based off assumed rates. All infiltration SuDS features should be designed using infiltration rates derived from site-specific infiltration testing.

Details relating to groundwater levels should be provided to demonstrate that a minimum 1 metre separation is achieved between the highest seasonal groundwater level and the base of any proposed infiltration feature.

Details should be provided demonstrating how all new impermeable surfaces will be drained including any new trafficked areas.

All infiltration features will require a half drain time of less than 24 hours.

If infiltration SuDS cannot be utilised at this site, an alternative drainage strategy will need to be provided.

Evidence of communication with Southern Water is required for the foul water drainage strategy.

The Application should refer to the MSDC Detailed Drainage Design Information Guide for Discharge of Condition Stage for further guidance (as per our response dated 16/03/2023).

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