

Date: 16 June 2026

Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew,

RE: **DM/26/0764 – Franc Jean Farm The Street Bolney Haywards Heath West Sussex RH17 5PJ**

Thank you for your consultation on the above site.

The applicant is applying for the construction of a single dwelling.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

The Flood Risk and Drainage Team previously responded to this application on the 20 April 2026 objecting to the development due to a lack of information on surface water drainage. Since this response, the applicant has provided a drawing showing the location of the proposed drainage network.

The applicant has still not 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

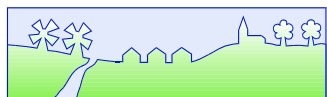
Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.



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MID SUSSEX
DISTRICT COUNCIL

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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