

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 June 2026 09:47:30 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.19 Re: DM/25/2473 - Warninglid Primary School Slaugham Lane
Warninglid Haywards Heath West Sussex RH17 5TJ

Dear Katherine,

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

We have reviewed the revised Drainage Design Strategy – Surface and Foul (Environmental Assessment Services Ltd, Revised May 2026) and can provide the following comments. The revised submission has addressed the majority of the Flood Risk and Drainage Team's previous comments relating to the technical design of the proposed surface water drainage system. The submitted information demonstrates that:

- Site-specific infiltration testing has been undertaken and indicates that infiltration drainage is unlikely to be feasible due to the underlying Weald Clay geology;
- Surface water runoff is proposed to be attenuated on site and restricted to the equivalent greenfield runoff rate;
- Drainage calculations have been undertaken for the 1 in 100-year rainfall event including a 45% allowance for climate change and a 10% allowance for urban creep;
- A runoff coefficient (Cv) of 1.0 has been applied within the drainage calculations; and
- Maintenance arrangements have been outlined in principle.

However, the Flood Risk and Drainage Team's previous concerns regarding the proposed discharge route have not been fully addressed.

Figure 4 of the submitted Drainage Design Strategy indicates that the two proposed detached dwellings rely on a new connection to an existing surface water sewer located outside the application boundary. The report also states that the owner of this sewer is currently unknown. No evidence has been provided to demonstrate that the applicant has the necessary permission to connect into this network or to route drainage through third-party land.

In addition, no evidence has been provided to demonstrate that sufficient capacity exists within the receiving surface water drainage network to accommodate the proposed discharge.

The report further confirms that foul drainage is proposed to connect to an existing private sewer which ultimately discharges to the public foul sewer network. Whilst the report states that a capacity check is not considered necessary, no evidence has been submitted from the relevant sewer owner or sewerage undertaker confirming that the proposed foul drainage arrangements are acceptable in principle or that sufficient capacity exists within the receiving network.

Therefore, before the Flood Risk and Drainage Team can support the proposed drainage strategy, the following additional information should be provided:

- Evidence that sufficient capacity exists within the receiving surface water drainage network;

- Written confirmation from the relevant sewer owner or sewerage undertaker that the proposed foul drainage arrangements are acceptable in principle and that sufficient capacity exists within the receiving foul network; and
- Evidence that the applicant has the necessary permission to connect into this network or to route drainage through third-party land.

Following receipt of the above information, the Flood Risk and Drainage Team will be in a position to provide further comments.

Receipt of the requested information does not imply that no further information will be required, nor does it indicate that the Flood Risk and Drainage Team will ultimately support the proposal. The team reserves the right to request additional information or recommend planning conditions as necessary following review of the submitted details.

Best Wishes

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