

From: drainage <drainage@midsussex.gov.uk>
Sent: 03 March 2026 17:27:40 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.03 Re: DM/25/2569 - Land North Of Jeremys Cottage Jeremys Lane Bolney Haywards Heath West Sussex RH17 5QE
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 Andrew,

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

The team have reviewed the information submitted in support of this application since our last comment on 03.12.2025 and can provide the following comments.

The proposal is for the erection of two new dwellings and associated landscaping. The development is therefore considered new build in terms of drainage potential and, as such, surface water drainage must be 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.

Surface Water Drainage

The submitted drainage plan indicates that surface water from the proposed dwellings will discharge to soakaways within the site.

However, mapping indicates that the infiltration potential of the site is low. At this stage, insufficient evidence has been provided to demonstrate that infiltration drainage is feasible.

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:

- Utilisation of a Cv value of 1.0;
- 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.

Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

Foul Water Drainage

The drainage plan indicates that foul water will discharge to the package treatment plants. The applicant needs to demonstrate that foul drainage can be achieved in principle at this stage of planning, the following information is required:

- Evidence of the existing network or receiving watercourse downstream of the proposed discharge location;
- Confirmation of capacity downstream of the proposed discharge location;
- Confirmation of the final discharge route for treated effluent;
- Whether appropriate separation distances from buildings and site boundaries have been achieved.

The applicant should refer to the MSDC Flood Risk and Drainage Information Checklist – Application Stage, <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk