

From: drainage <drainage@midsussex.gov.uk>
Sent: 05 May 2025 16:46:00 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.02 Re: DM/25/0345 - Holmsted Farm Staplefield Road Cuckfield
Haywards Heath West Sussex RH17 5JF

Dear Andrew,

Thank you for consulting the Flood Risk and Drainage team on the above application.

The site is located within Flood Zone 1 and at Very low Risk of Surface water flooding.

The Flood Risk and Drainage team have no objection on Flood Risk and Drainage grounds, subject to the following condition.

Surface and Foul Water Drainage.

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. The 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.

Comments

Information into our general requirements for detailed surface water and foul water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

The applicant is advised that all attenuation features are required to be located within the application boundary, whilst conveyance of surface water may be permissible outside of the application boundary.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control

Mid Sussex District Council
drainage@midsussex.gov.uk