

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 May 2026 14:42:13 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>; "Steve Ashdown" <Steve.Ashdown@midsussex.gov.uk>; "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.19 Re: DM/26/0839 - Costells Church Road Scaynes Hill Haywards Heath West Sussex RH17 7NH
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 Rachel, (Jo, Steve)

We have reviewed the above and provide support and comments, however, to advise, in the event the applicant provides insufficient information on the next submission, we will **object**.

- From the photos in the planning statement, it seems the building drains directly onto the ground. This is unacceptable as it may cause flooding on-site and off-site, and there are no details on where the Sewage Treatment Plant will discharge to ground or via a ditch.
- The applicant will need to demonstrate there are sufficient offsets from the site boundary and building at this stage, as the site is quite constrained.
- The information, as submitted within email trail below, does not meet the minimum requirements for this stage of planning.

The Flood Risk and Drainage Team must be satisfied that there is a viable means of surface water and foul water drainage in principle. This has not been demonstrated.

The applicant is advised to refer to the MSDC Flood Risk and Drainage Information Checklist (Application Stage) and the Strategic Flood Risk Assessment (SFRA) (updated November 2025):

<https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to ensure each relevant item that has not already been provided is submitted.

Once the required information has been submitted, the Flood Risk and Drainage Team will be able to provide further comments.

Receipt of the requested information does not guarantee that the proposal will be supported, nor does it preclude the need for further information or the recommendation of planning conditions.

We have included Planning Management in this correspondence to support while Rachel is on annual leave.

Best Wishes

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

From: Babatunde Ibrahim <babatunde@ecotecture.co.uk>

Sent: 11 May 2026 15:14

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Cc: Melanie Laurie <mel@ecotecture.co.uk>; Jo Saady <jo@ecotecture.co.uk>; drainage <drainage@midsussex.gov.uk>

Subject: Re: FW: 2026.05.01 Re: DM/26/0839 - Costells Church Road Scaynes Hill Haywards Heath West Sussex RH17 7NH

You don't often get email from babatunde@ecotecture.co.uk. [Learn why this is important](#)

Hello Rachel,

Thank you for the documents you sent over.

Flood Risk: As shown in the attached flood risk information, the site is in Flood Zone 1 and is not at risk of flooding or surface water flooding.

Surface Water Drainage: Since the project is housed within the existing structure and involves no significant changes to the existing scheme, we will retain and reuse the existing Surface water drainage on site.

Foul Water Drainage: The project will include a new sewage treatment plant within the scheme marked on the attached drawing.

I hope the information provided is sufficient. Please let me know if you need anything else.

Best wishes,

Babatunde Ibrahim

Architect (ARB, RIBA)

BArch (Hons), MArch, PG Dip.

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On Tue, 5 May 2026 at 12:58, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Morning both,

Please see below and address accordingly.

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 May 2026 15:44
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2026.05.01 Re: DM/26/0839 - Costells Church Road Scaynes Hill Haywards Heath West Sussex RH17 7NH

Dear Rachel,

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

The application has undergone an initial review, and no information has been submitted on the proposed management of surface and foul water at the site. Therefore, the information submitted does not meet the minimum requirements for this stage of planning.

The applicant is advised to refer to the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for->

[planning/](#) to ensure each relevant item that has not already been provided is submitted.

Once the required information has been submitted, the Flood Risk and Drainage Team will be able to provide further comments.

Receipt of the requested information does not guarantee that the proposal will be supported, nor does it preclude the need for further information or the recommendation of planning conditions.

Best Wishes

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

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