

From: Katherine Williams
Sent: 20 November 2025 16:53:46 UTC+00:00
To: "'Paul Burgess'" <paul.burgess@lewisplanning.co.uk>
Cc: "Junction Road Selfbuild" <junctionrd@yahoo.com>; "Giles Ings" <giles@abirarchitects.co.uk>
Subject: RE: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Paul,

Thank you for your previous email and comments which have been added to the file.

Given the specific guidance set out within the previous Network Rail comments it is still considered necessary to receive their comments on the additional drainage information at this point to clarify their position. I am currently awaiting their comments, and I will be in touch when these are received.

I would still recommend that the obligation form is submitted as soon as possible, as the S.106 process can take some time.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Paul Burgess <paul.burgess@lewisplanning.co.uk>
Sent: 18 November 2025 16:56
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: Junction Road Selfbuild <junctionrd@yahoo.com>; Giles Ings <giles@abirarchitects.co.uk>
Subject: Re: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Katherine,

Further to my email below, the Drainage Consultant has provided the following advice on the shallow SuDs feature and proximity to Network Rail land:

The road gravel blanket, whilst practically, can be classified as a soakaway, is not constructed as a traditional soakaway in that it is shallow and can spread flows over a larger area than traditional deeper soakaway chambers.

In this regard, shallow SuDS features do not represent that risk to nearby structures as the traditional deeper soakaway chambers. The structure of shallow SuDS features attempts to mimic natural run off from green grassed soft areas. This is borne in the CIRIA fact sheet which we attach for your information and issue to the planner should it be required.

The shallow SuDS gravel blanket represents less risk than traditional soakaways facilitating a relaxation of the 20m boundary rule imposed by Network Rail.

We trust this provides sufficient comfort that the proposed drainage can be successfully achieved.

Kind regards

Paul Burgess BA(Hons) BPL MRTPI

Director

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD

T: 01273 413700

M: 07595 947983

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From: Paul Burgess <paul.burgess@lewisplanning.co.uk>
Sent: Monday, November 10, 2025 15:29
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Katherine,

Thanks for the email.

I have asked the applicant for the relevant details for the planning obligation form.

In the meantime, can the Network Rail point be added as an informative (as the current application doesn't include site layout)?

Kind regards

Paul Burgess BA(Hons) BPL MRTPI

Director

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: Tuesday, November 4, 2025 16:29
To: Paul Burgess <paul.burgess@lewisplanning.co.uk>
Subject: DM/25/0961 - 201 Junction Road Burgess Hill

Dear Paul,

Please see the below comments from the Flood Risk and Drainage Team, please note their comments regarding the conflict with Network Rail requirements, who will be consulted for additional comments.

In order to reduce any further delay please provide the planning obligation form as soon as possible in order for the S.106 process to begin.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: drainage <drainage@midsussex.gov.uk>
Sent: 31 October 2025 16:24
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 31/10/25 Re: DM/25/0961 - 201 Junction Road Burgess Hill West Sussex RH15 0NX
Importance: High

Dear Katherine,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application. We have reviewed the additional information submitted:

- Proposed Foul and Storm Water Drainage - DWG No & Rev: 100 P4
- Drainage Details - DWG No 7 Rev 201 P3
- Soakaway Calculations - dated Aug 2025 by Simon Dent Associates
- Infiltration Testing Summary - dated 10th October 2025 by Simon Dent Associates

Surface Water Drainage

An Infiltration Testing Summary prepared by Simon Dent Associates (dated 10 October 2025, ref. 1593) has been submitted. Testing was undertaken in 2019 to BRE 365 standards, in 2 locations with six total results producing an average infiltration rate of 1.27×10^{-5} m/s, which has been factored by 1.5 for design purposes.

The Proposed Drainage Site Plan (Drawing 1593 P4) illustrates an infiltration blanket located beneath the shared access road, designed to accommodate the 1 in 100-year + 40% climate change rainfall event, in accordance with CIRIA C753. Roof drainage is conveyed via individual rainwater butts and catchpit/silt traps to the shared infiltration blanket, with permeable paving to driveways and local soakage around plots.

This is acceptable in principle subject to detailed design.

The applicant is advised that at the detailed design stage, updated infiltration testing (BRE 365) in the location of the infiltration blanket will be required. The minimum viable infiltration rate should be utilised along with an appropriate safety factor inline with the Cirica SuDS guidance. A maintenance and management schedule for all SuDS features will be required.

Information into our general requirements for detailed surface 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 in relation to climate change etc prior to undertaking detailed design.

Foul Water Drainage

The Proposed Drainage Site Plan indicates foul flows will connect to an existing 125 mm diameter public foul sewer in Junction Road. This approach appears acceptable subject to confirmation of capacity and connection approval from Southern Water.

Information into our general requirements for detailed 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 team recommend the following condition is utilised for this development:

C18F - Multiple dwellings/units

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. No 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.*

Surface water drainage verification report

No building is to be occupied, or brought into use, until a Verification Report pertaining to the surface water drainage system, carried out by a competent Engineer, has been submitted to the Local Planning Authority. The Verification Report shall demonstrate the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets, and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features. The Verification Report should also include an indication of the adopting or maintaining authority or organisation.

Reason: To ensure that the constructed surface water drainage system complies with the approved drainage design and is maintainable.

ADVISORY TO THE PLANNER.

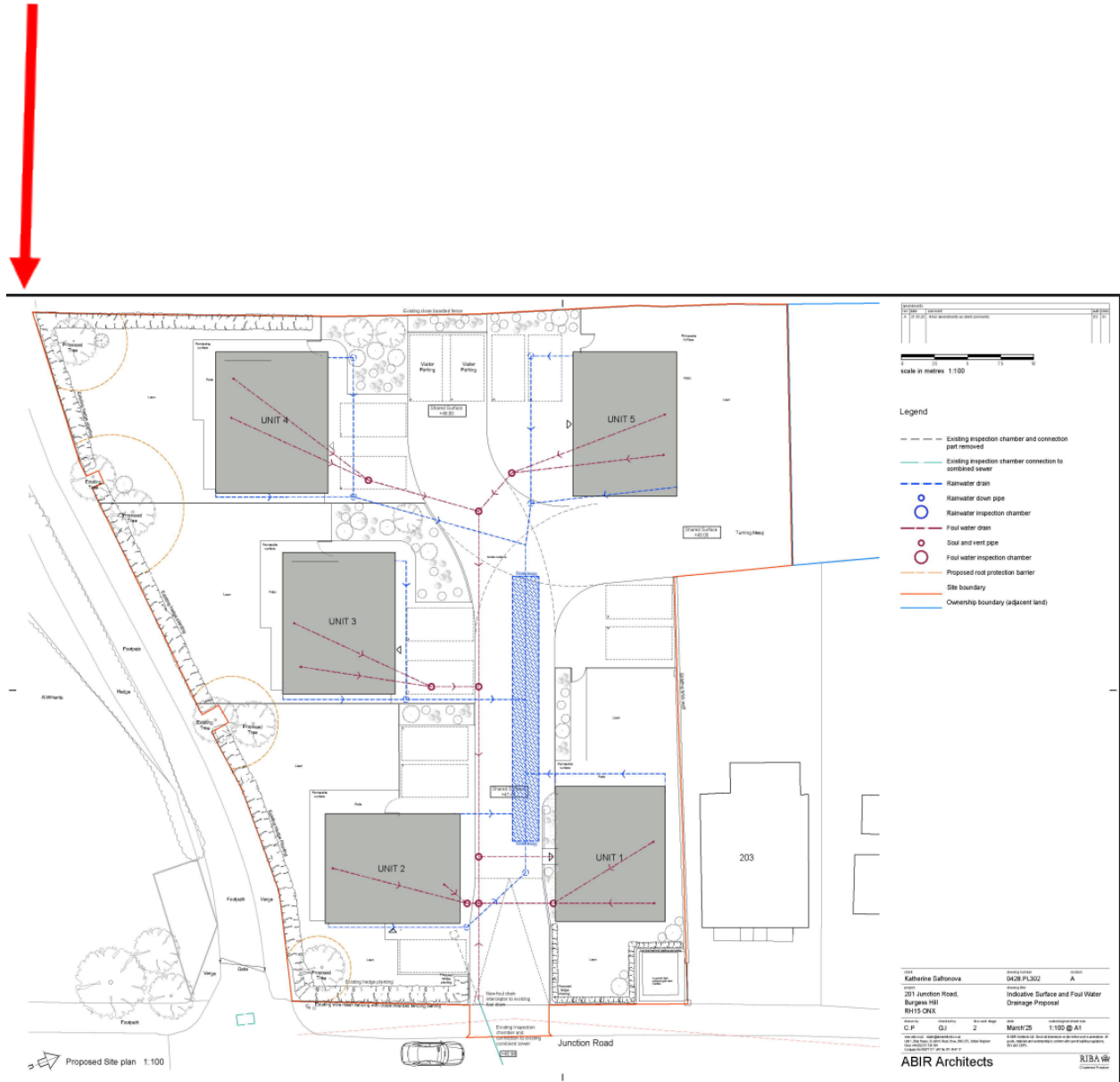
Network Rail should be reconsulted at this stage of the application, based on the design changes submitted.

While the applicant has demonstrated to the Flood Risk and Drainage Team with the latest drainage plan (26/08/25) that the site can be drained it does not comply to Network Rails Asset Protection requirements, therefore upon reconsult the applicant will need to redesign their strategy. All the key documents attached.

If Network Rail are to be reconsulted, our comments may change. Should you decide not to reconsult Network Rail, our final comments are as above. Should you wish for these to be re sent without the advisory of course do advise.

Submission order

07/04/2025 - Indicative Surface and Foul Water Drainage Proposal 0428.PL.302 rev A was submitted. A soakaway was proposed >20m's away from Networks rails boundary (red arrow)



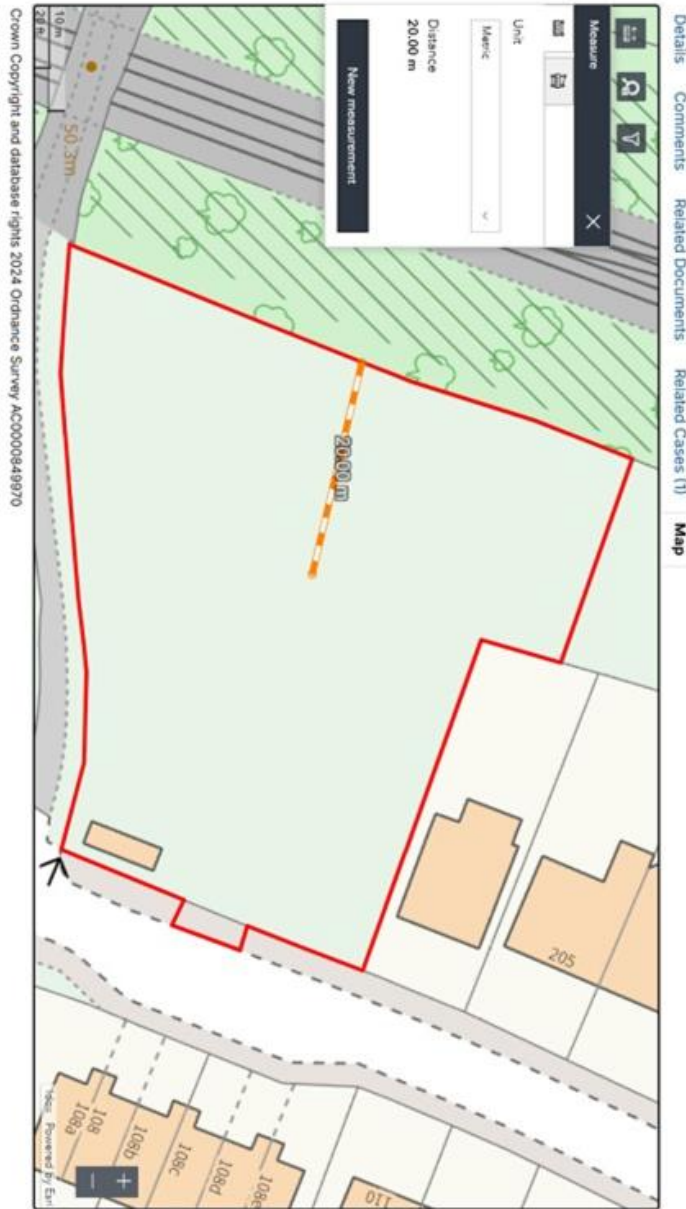
On 22/04/2025 Network Rail commented stating

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within **20 metres** of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

26/08/202 revised Proposed Drainage Site Plan was submitted showing a Drainage Blanket (soakaway feature) < 20 meters of Network Rail land (red arrow).





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

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