

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 June 2026 11:12:59 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.24 Request for support and comments Re: DM/26/1312 - Oaklands, Keymer Road, Burgess Hill, West Sussex AP/23/0064

Dear Rachel,

I tried to contact you on Friday 19.06.24 regarding the above. Please can you assist? We are struggling to review the original 2023 application and final comments from the engineer at that time. The trench soakaway appears to be very close to a number of trees. Do you know whether the Tree Officer reviewed this at the application stage, and whether the drainage strategy was the same at that time?

The flood risk and drainage team have reviewed the submitted information and have the following comments:

It is proposed for surface water to discharge to ground via permeable paving and a trench soakaway. It is proposed for foul water to discharge to sewer via a pump.

- The latest FEH data should be used within the drainage calculations.
- The trench soakaway and permeable paving calculations do not match the dimensions shown on the layout.
- The contributing areas used within the SuDS calculations do not add up to the areas shown on the catchment plan provided.
- Given the slope of the site in the area of the permeable paving, further details should be provided to confirm which area will be used to attenuate the roof runoff. This should be clearly reflected on the layout and within the calculations.
- Design exceedance routes should be shown on the layout.
- With the levels and slope indicated on the layout, evidence should be provided to demonstrate that permeable paving is feasible at the site.
- Evidence of communication with Southern Water regarding foul water drainage should be provided.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes
Emma

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