

**MID SUSSEX
DISTRICT COUNCIL**

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Date: 11 September 2026

Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew Watt,

RE: **DM/26/1346 - Parklands Keymer Road Burgess Hill West Sussex RH15 0BA**

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the full planning permission for a new 4 bedroom dwelling with associated parking, access and landscaping.

Since our previous objection, the applicant has provided an updated Drainage Report which assesses existing flood risk at the site which shows the new dwelling will not be at risk of surface water flooding but the site does have areas of flood risk. The report also provides details of the proposed surface water drainage strategy. It is proposed to undertake infiltration testing at a later stage, but a suitable alternative strategy has been proposed.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following conditions:

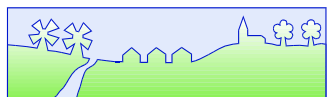
Condition 1: Construction shall not begin until infiltration testing has been carried out at the site. The testing should be carried out in accordance with BRE Digest 365 (or equivalent) at the location of the proposed infiltration feature. If infiltration is viable, then a detailed surface water drainage scheme for the site should be submitted to and approved in writing by the Local Planning Authority. If infiltration is not viable, then a detailed surface water drainage scheme based on the principles outlined in the Drainage Report (dated August 2026, Ref: 0358 DrainageReport [3]) should be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Mid Sussex District Council.*

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the



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development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Mid Sussex District Council.

Informatives

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

We have identified the site is within an area of surface water flood risk, therefore appropriate flood resistance and resilience measures should be considered within the development. If any parts of the development cannot be accessed during a flood event e.g. the road adjacent to the site, the applicant should consider creating an emergency plan to ensure safe access and egress routes.

The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate. To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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