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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 2nd April 2026

Joanne Fisher
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Joanne,

RE: DM/26/0184 – Former Site of Unit A, Consort Way, Burgess Hill, West Sussex

Thank you for your consultation on the above site, received on 16th March 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of planning conditions No's: 7,8,12,13 and 14 relating to planning application DM/24/2970.

[The updated comments can be seen in blue.](#)

The LLFA have reviewed the documents submitted in relation to Condition 12, as they relate to drainage. For reference, Condition 13 is worded as follows:

Prior to first use a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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 Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

Condition 14 is worded:

The development hereby approved shall not be first 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 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 features and connecting drainage structures and maintenance requirement for each aspect,*
- III. a management and maintenance plan for the lifetime of the development which shall include 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.*

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 Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

We have concerns that the submitted information does not meet with NPPF, PPG or the local planning policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

We require additional information on:

For condition 13 (verification report), in the Planning Statement it says that 7 drawings were submitted to show the installed drainage system. We do not currently have enough details to demonstrate that the drainage that has been constructed on site is in accordance with the approved drainage strategy for the discharge of condition 5 under DM/24/2970. The drawings in DM/24/2970 show two attenuation tanks with a combined volume of 59.28m³. The drainage construction details sheet 2 submitted for this application shows that there is now one tank with a volume of 46m³. It is also noted that there is a surface water sewer believed to be constructed under the new building, which does not follow the approved plans. We would expect a verification report to demonstrate that the drainage system has been constructed as per the approved design, as per the wording of the condition.

It is noted the 7 drawings are all labelled 'preliminary' which does not reflect that this is a verification report condition. We would expect to see As Built drawings, with explanations/confirmation of the impact of any minor variations from the approved plans.

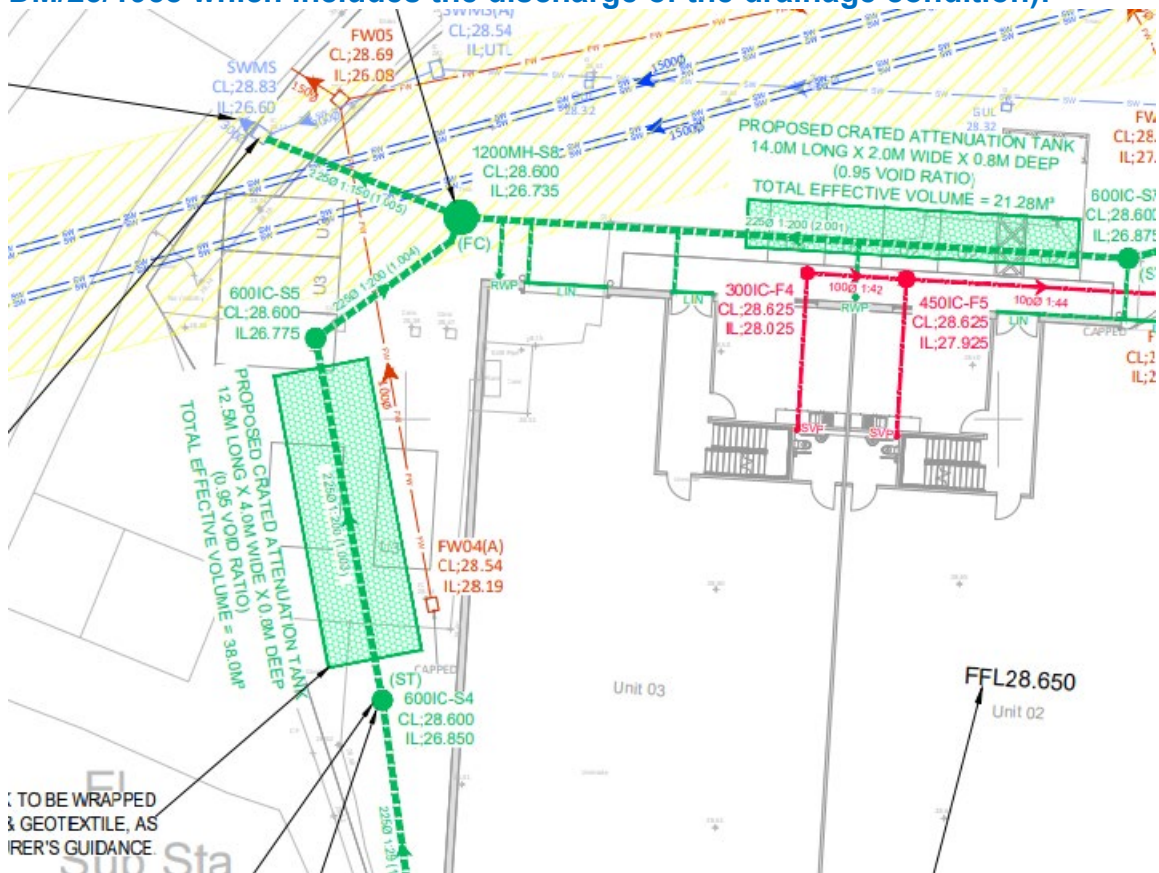
While we now have the As built drawings, there does not appear to be an assessment of whether the drainage is built according to the approved design (as covered above). We have noted that the conclusion states '*the construction of the drainage system is in accordance with the proposed design*', however this does not appear to be the case.

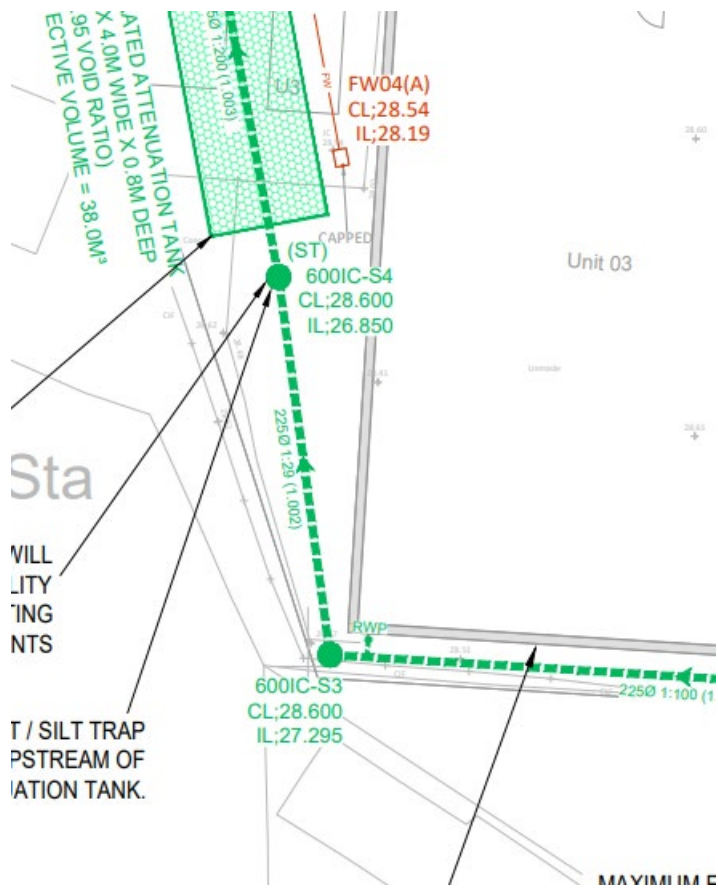
In DM/25/1958, there are 2 tanks with a combined volume of 59. 28m³. The as built drawings from this application show the single tank has a volume of 46m³. **This means the site has been constructed with 13.28m³ less volume of attenuation.** This could increase flood risk within the site or elsewhere.

See screenshots below of some examples (we have not completed a full review comparing the as built with the for construction drawings, as we would expect this to be

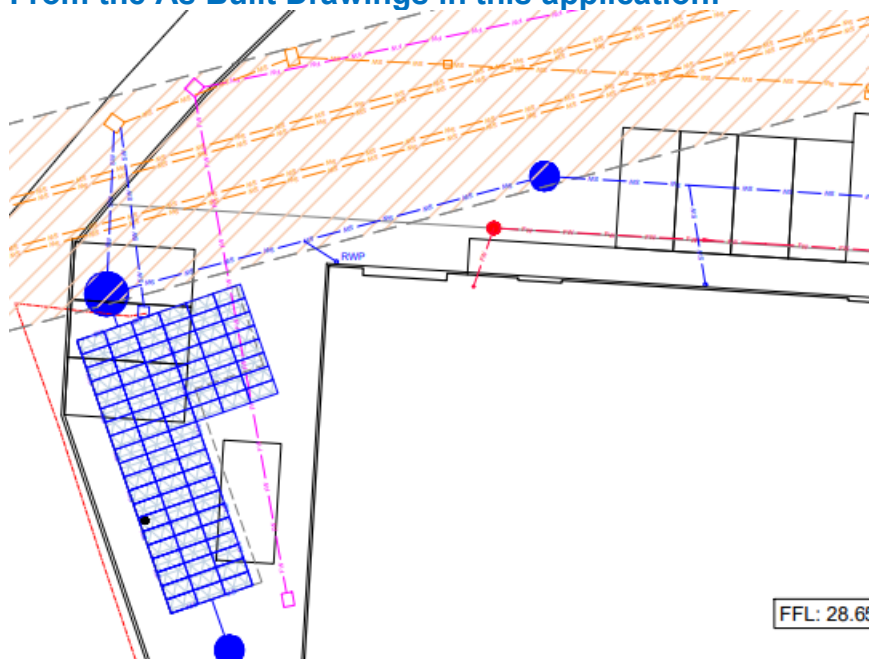
undertaken by the applicant's engineering contractor when preparing the verification report):

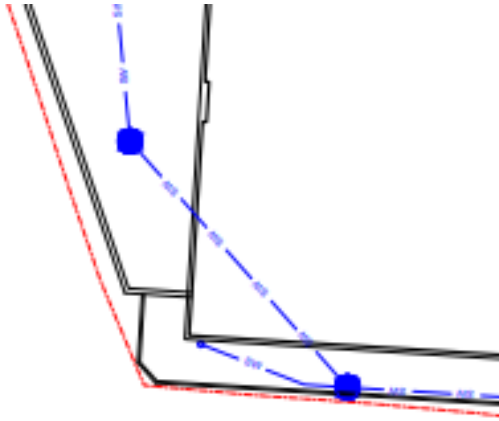
From Drainage Layout Plan by Civil Studio, 27.08.25, Issue C (submitted under DM/25/1958 which includes the discharge of the drainage condition):





From the As Built Drawings in this application:





In addition, the location of the hydrobrake is not clear in the As Built, as the manholes are not labelled in the drawing.

~~We also do not have photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.~~

~~This has now been provided.~~

Prior to submitting an updated verification report, we would strongly recommend following the Ciria SuDS Manual.

~~This comment is still valid.~~

~~For condition 14 (maintenance and management plan), we do not appear to have the contractors report including photo's of the drainage system installed, as detailed in the Planning Statement. The photo's mentioned do not appear to be on the planning portal, and we also have suspicions that these would more relate to the verification report rather than the maintenance and management plan.~~

~~This is adequately addressed.~~

While the Proposed Foul and Surface Water Drainage Maintenance Plan drawing includes some tables with maintenance activities and frequencies, the details for the timetable for implementation, maintenance of the rainwater harvesting tank and flow control (this is in the approved drainage strategy for the discharge of condition 5 under DM/24/2970) and the details of who will be responsible for the maintenance has not been provided.

This is partly addressed. It is now stated that the site owner shall maintain the SuDS.

However, the maintenance of the rainwater harvesting appears to be missing.

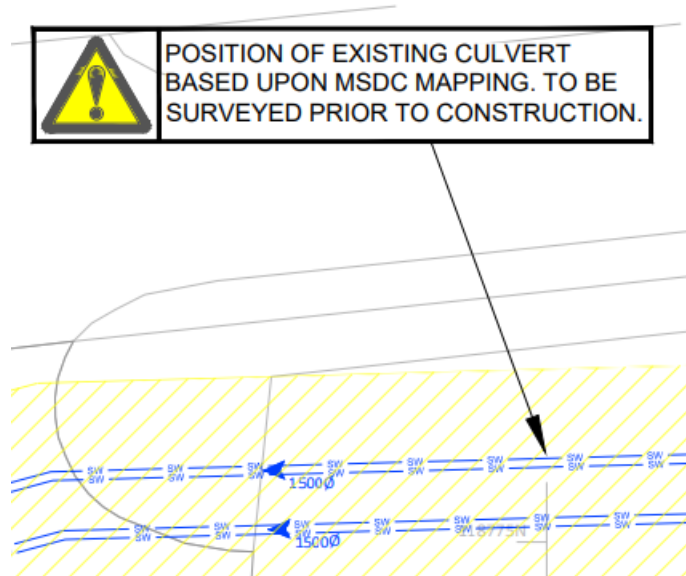
It is noted that the Drainage Inspection Report has a date of 26th February 2025, while the reason for visit/report states the inspection was completed on 4th March 2026. The 4th March 2026 was after our previous comments were sent to the LPA on 27th February 2026. We would strongly suggest for future sites, the Drainage Inspection is completed **prior to** submitting a Verification Report condition application to the LPA.

For further guidance on maintenance and management plans, please use the relevant sections of the Ciria SuDS Manual.

As such, we are **unable to recommend the discharge of Condition 13 and 14.**

Upon receiving a formal reconsultation request from the LPA when any further information is submitted, we will review our comments and provide an updated response.

We have noticed that on the drawing submitted under DM/25/1958, it states that the culvert should be surveyed prior to construction, so we hope this is the case, seeing as the site is constructed.



Yours sincerely,

Eleanor Read
Flood Risk Management Team
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