

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

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Date: 01 October 2026

Caroline Grist
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Caroline Grist,

RE: **DM/26/2272 – Chideok Valebridge Road Burgess Hill West Sussex RH15 0RT**

Thank you for your consultation on the above site. We have reviewed the application and information relating to drainage and flood risk and wish to make the following comments.

The applicant is applying for the discharge of condition 5 relating to planning application DM/25/2071. For reference, Condition 5 is worded as follows:

Condition 5: The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. The driveway/hardstanding shall not be brought into use until all the approved drainage works have been carried out 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.

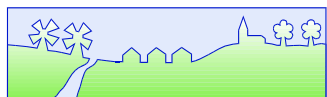
At present, there is **no surface water drainage strategy** provided that demonstrates how runoff from the development will be managed without increasing flood risk on or off site. It is noted that surface water drainage is mentioned within the submitted Flood Risk Assessment, but no detail is provided. For Condition 5 to be discharged, the applicant must provide the following information:

- **Surface Water drainage strategy:** A comprehensive scheme setting out the proposed method of managing surface water, including consideration of Sustainable Drainage Systems (SuDS) in line with the National Standards for SuDS. The strategy must demonstrate that there will be no increase in flood risk as a result of the development. All details of the proposed surface water drainage strategy are required at this stage to demonstrate that the development will be adequately drained and will not increase flood risk elsewhere. The submitted information does not provide sufficient detail regarding the design, management and performance of the proposed drainage system.
- Hydraulic modelling and calculations must be undertaken using FEH rainfall data (2022) with a CV value of 1. These calculations should cover the 50% AEP event, the 3.33% AEP event with climate change, and the 1% AEP event with climate change.

Therefore, we would recommend Condition 5 is not discharged until updated information is received addressing the above points.



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Reason

To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

For further information on what is required at Discharge of Condition stage please follow the link below to the Detailed Drainage Design Checklist:

[DETAILED DRAINAGE DESIGN CHECKLIST – CONDITION DISCHARGE STAGE](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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