



Joanne Fisher
Local Planning Authority Name
Development Control
Mid Sussex District Council
Haywards Heath
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**Lead Local Flood Authority
Ground Floor
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Date 07 April 2026

Planning Reference: **DM/26/0675**
Site Address: **Lloyds Bank 31 - 33 Perrymount Road Haywards Heath West Sussex**
Planning Description: **Discharge of conditions 4, 5, 6, and 8 relating to planning reference DM/22/2303**
Statutory Response Due by: **09 April 2026**

Dear Joanne Fisher

Thank you for your consultation on the above site, received on 27 March 2026. For this consultation, we have reviewed the following documents submitted:

- Drainage General Note, Adkins Consultants Limited, 09 March 2026, P01.
- Proposed Suspended Cast Drainage Plan 1/2, Adkins Consultants Limited, 09 March 2026, P01.
- Proposed Suspended Cast Drainage Plan 2/2, Adkins Consultants Limited, 09 March 2026, P01.
- Proposed Below Ground Drainage Plan, 1/2, Adkins Consultants Limited, 09 March 2026, P01.
- Proposed Below Ground Drainage Plan, 2/2, Adkins Consultants Limited, 09 March 2026, P01.
- Drainage Construction Details 1, Adkins Consultants Limited, 09 March 2026, P01.
- Drainage Construction Details 2, Adkins Consultants Limited, 09 March 2026, P01.
- Drainage Construction Details 3, Adkins Consultants Limited, 09 March 2026, P01.
- Drainage Construction Details 4, Adkins Consultants Limited, 09 March 2026, P01

The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to drainage. Conditions 5, 6 and 8 do not related to drainage. For reference, Condition 4 is worded as follows:

“The development of the rear extension 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.”

The condition requires the submission of a detailed surface water drainage scheme. While we have no objection to the proposed drainage scheme, the applicant is required to submit corresponding hydraulic calculations to ensure the proposed strategy is viable at the site. The LLFA also requires the applicant to submit a detailed timeline, management and maintenance plan for the proposed SuDS which follows the CIRIA C753 'The SuDS Manual.

As such, we are **unable to recommend the discharge of Condition 4.**

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 180, 181 and 187 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.

We will consider reviewing our response if the following issues are adequately addressed:

1. Submission of a detailed management and maintenance plan to include a timetable for implementation.
2. Corresponding calculations to ensure the proposed drainage strategy is viable at the site.

Yours sincerely

Flood Risk Management Team