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Date 28 January 2026

Planning Reference: **DM/25/2640**

Site Address: **Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West**

Planning Description: **Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure**

Dear Joseph,

Thank you for your consultation on the above site, received on 23 December 2025. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment and Drainage Strategy for the Reserved Matters Application at Brookleigh Eastern Primary School | prepared by Campbell Reith | dated 13 October 2025 | Ref: 14176-CRH-ZZ-XX-RP-C-0001-P2.docx

We are significantly concerned that the proposed primary school is within an area of surface water flooding. The previous application reference (**ref: DM/21/3279**) did not indicate that the school would be directly within the surface water flow path. We would need to see significant justification that the primary school would be safe from flooding for the lifetime of the development.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Proposed primary school is within a surface water flow path.

- The development is not compliant with NPPF, PPG or Mid Sussex Local Planning Policy.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 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.

Yours sincerely,

Flood Risk Management Team

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