

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Date: 16 September 2026

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

Dear Andrew,

RE: DM/26/1690 – 77 Dunstall Avenue Burgess Hill West Sussex RH15 8PJ

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 demolition of outbuildings and the erection of a 4 bedroom dwelling and detached garage.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG. We are concerned by the level of surface water flood risk and the site and the lack of detail provided on the risk and how it will be impacted by the development. The Environment Agency's Flood Map for Planning highlights surface water flood depths exceeding 300mm in the location of the proposed dwelling. It is not clear at this stage whether the proposed development passes the Sequential Test given the risk that surface water flooding poses to the site. We note the submission of a surface water drainage strategy and while this outlines how surface water will be managed from the development, we remain concerned by the potential loss of flood storage caused by the development. We would request the submission of a Flood Risk Assessment that assesses the existing risk and the impact the development will have on surface water flood risk at the site and the surrounding area.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 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

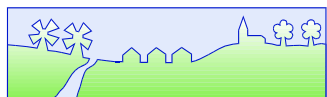
For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:

[FLOOD RISK AND DRAINAGE INFORMATION CHECK LIST – APPLICATION STAGE](#)

Yours sincerely,



Awarded for excellence



MID SUSSEX
DISTRICT COUNCIL

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Flood Risk and Drainage Team

Mid Sussex District Council



Awarded for excellence

CORPORATE ESTATES & FACILITIES
FLOOD RISK AND DRAINAGE TEAM