

Caroline Grist

From: Lap Chan <lapchan2010@hotmail.co.uk>
Sent: 29 April 2026 14:01
To: Caroline Grist
Cc: James Smith
Subject: DM/25/2071: Land to Rear Of Chideok, Valebridge Road, Burgess Hill

Hi Caroline

Hope you are well.

Further to your recent correspondence dated 14/04/2026, regarding the above planning application, please find below the response that we have received from our drainage engineer in response to the concerns that were raised by the Local Authority Drainage Engineer.

Can you please pass this response onto the Local Authority Drainage Engineer to see if these actions would alleviate their concerns?

Regards

Lap

From: Jim Hilder <jhilder@hodel.uk>
Date: Wednesday, 29 April 2026 at 10:03
To: Lap Chan <lapchan2010@hotmail.co.uk>
Cc: Paul Holland <paulholland6@icloud.com>, James Bowtell <james@vanderhomes.com>
Subject: Re: DM/25/2071: Land to Rear Of Chideok, Valebridge Road, Burgess Hill

Hi Lap,

Apologies for the delayed response, it has taken a little time to consider an appropriate response.

Dear Sirs,

Thank you for your consultation response in relation to application DM/25/2071.

We note that Mid Sussex District Council's comments relate specifically to the proposed access/driveway, which lies within your administrative boundary, and we acknowledge your recommendation that the wider development be considered by the East Sussex Lead Local Flood Authority.

In reviewing your response, we would respectfully clarify that the classification of areas of surface water flood risk as equivalent to Flood Zone 3b (functional floodplain) is not explicitly defined within national policy or guidance. The Planning Practice Guidance supporting the Ministry of Housing, Communities and Local Government framework distinguishes functional floodplain primarily in relation to fluvial and tidal processes. While surface water risk is clearly an important consideration, its direct equivalence to Flood Zone 3b is not typically applied in policy terms.

Notwithstanding the above, we acknowledge the mapped surface water flow path crossing the site and the need to ensure that the proposed access does not impede flow routes or give rise to increased flood risk.

To address this, our client is happy to provide the following:

- raise the finished level of the driveway above the surrounding ground by 350mm to improve resilience to shallow overland flow; and
- incorporate appropriately sized culvert pipes beneath the access, laid at the existing ground level to maintain the existing surface water flow path and avoid obstruction of flood routing.

This approach is intended to ensure that:

- exceedance flows can continue to pass through the site without restriction;
- flood risk is not increased elsewhere; and
- safe access and egress can be maintained during rainfall events, where practicable.

We also note your comments regarding the absence of surface water drainage details. A proportionate drainage strategy will be prepared to ensure runoff from the access will be managed in accordance with sustainable drainage principles.

We trust that the above demonstrates a willingness to address the concerns raised in a proportionate and technically robust manner.

Kind regards,

Jim Hilder
Director



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