

Planning Officer
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 27 June 2025

Dear Planning Officer,

RE: DM/25/1467 – Land at Old Vicarage Field and The Old Estate Yard, Church, Road Turners Hill, West Sussex RH10 4PA

Thank you for your consultation on the above site, received on 11 June 2025. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment and Surface Water Drainage Strategy Report to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and Mid Sussex local planning policy.

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning and we would object until such time that the details below are submitted for review.

Condition 1

Upon the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drawings (Surface / Foul Water Drainage Strategy Report Project No. AC20188 Doc No. AC20188-ABS-XX-XX-RP-C-5800 Revision P05 May 2025) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason:

To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies

Condition 2

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
- IV. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy within the Mid Sussex Local Plan.

Condition 3

Prior to first use a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy within the Mid Sussex Local Plan.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FFM@westsussex.gov.uk

Annex

The following documents were accessed from the planning portal on 27.06.25 and considered at the time in review of this application:

- Surface / Foul Water Drainage Strategy Report Project No. AC20188 Doc No. AC20188-ABS-XX-XX-RP-C-5800 Revision P05, prepared by Abstruct Consulting Ltd May 2025
- AC2188-ABS-XX-XX-DR-C-5100 P08 Engineering Layout Sheet 1 of 4 Jul22
- AC2188-ABS-XX-XX-DR-C-5101 P08 Engineering Layout Sheet 2 of 4 Jul22
- AC2188-ABS-XX-XX-DR-C-5102 P08 Engineering Layout Sheet 3 of 4 Jul22
- AC2188-ABS-XX-XX-DR-C-5103 P08 Engineering Layout Sheet 3 of 4 Jul22