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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 02 October 2025

Andrew Watt
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew,

RE: DM/25/1587 – NCP Ltd Harlands Road Car Park, Harlands Road, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 07 August 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 4 and 5 relating to DM/22/0596. Condition 5 relates to levels and layout and therefore the LLFA have **no further comments**.

The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to drainage. For reference, Condition 4 is worded as follows:

“The development 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 residential unit 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”.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan and Policy E7 of the Haywards Heath Neighbourhood Plan’.

On review of the additional information received the LLFA **are able to recommend** the discharge of Condition 4 as worded above.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Mat Jackson

Flood Risk Management Team

FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application:

- TN - 82960-01 - Harlands Road - Technical Note in Relation to LLFA comments for Discharge of Conditions.
- TN - 82960-02 - Harlands Road - Technical Note on Surface Water Drainage.