

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 30th March 2026

Joseph Swift
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Joseph,

RE: DM/25/1986 - Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Thank you for your consultation on the above site, received on 10th March 2026. We have reviewed the application as submitted and wish to make the following comments.

This Application to Discharge condition nos 8, 10, 11, 12, 14, 15, 16, 19, 20, 22, 24, 27, 28 and 40 relating to outline application DM/18/5114 (as amended by S73 application DM/21/3279). Reserved Matters application DM/25/0109.

For ease, I have split the comments up based on condition number, with all the conditions below relevant to surface water drainage.

Condition 22 (detailed drainage):

Based on the parcel type, adequate information has been submitted for condition 22.

Condition 27 (watercourses):

The 5m buffer zone from the top of both banks from all existing and proposed ordinary watercourses must be clearly shown on drawings. This includes culverted ordinary watercourses.

As Lead Local Flood Authority, we can confirm Ordinary Watercourse Consent has been granted for the relevant consentable works, as demonstrated by the applicant.

It is noted that there are notes on some drawings about possible obstructions to watercourses. This is particularly important surrounding the sub-station, as this counts as critical infrastructure. The relevant landowners is reminded that as riparian owner, they

are required under the Land Drainage Act 1991 to maintain their watercourses: [Riparian Responsibilities: A Landowner's Guide to Watercourse Management](#).

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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