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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 27 March 2025

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

Dear Joseph,

RE: DM/25/0655/DOC - Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The W

Thank you for your consultation on the above site, received on 29 January 2025. We have reviewed the application as submitted and wish to make the following comments.

Discharge of Planning condition no 22 (surface water drainage) for phase P1.3 in relation to planning application DM/18/5114 amended by DM/21/3279. For reference, Condition 22 is worded as follows:

Condition 22

"Prior to the commencement of development within each reserved matters area or Sub-Phase (as defined by the Development Phasing and Specification Plan), the proposed method of surface water drainage and means of disposal for that reserved matters area or sub-phase, including any drainage works required outside that reserved matters area or sub-phase shall be submitted to and agreed in writing by the LPA. The surface water drainage design for each reserved matters area should follow the principles agreed as part of the regional surface water drainage masterplan as approved by condition 21 and no dwelling or building in that reserved matters area or sub-phase shall be occupied until all drainage works have been carried out for that reserved matters area or sub-phase in accordance with the approved details. The details shall be based on sustainable drainage (SuDS) principles including source control and shall: a) include a timetable for the implementation of the surface water drainage design 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. b) demonstrate that the surface water drainage system will be able to cater for a 1 in 100 year storm event + 40% climate change and that the discharge rates from that sub-phase, phase or phases meets

the principles set out in the Drainage Strategy Calculations Summary Tables document produced by AECOM as Appendix C of their Outline Planning Application Environmental Statement Addendum Chapter 7: Water Resources, Flood Risk & Drainage 7.1 Water Resources Consultation, c) include flood flow routing plans for that phase or sub-phase showing the effect of the development on fluvial (river) and pluvial (surface water and ordinary watercourse) flows and how that phase will deal with exceedance flows either generated on site and/or arriving from adjacent phases of the development, d) provide plans, design specifications and calculations for all surface water drainage systems.'

Reason: To ensure an acceptable impact on the existing public sewer network as well as to ensure the proposal is acceptable in relation to flood risk and to accord with Policy DP41 of the Mid Sussex District Plan.

We are **able to recommend that Condition 22 discharged** based on sufficient information submitted and suggest this be discharged alongside associated conditions.

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
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