

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 August 2025 15:33:27 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.21 Re: DM/25/0856 (Land to R/O 99 Leylands Road, Burgess Hill)

Dear Caroline,

The flood risk and drainage team have reviewed the additional information received on 15/07/25.

We consider that sufficient information has been provided to demonstrate that the proposed development has a viable means to drain surface water from the site in principle, subject to detailed design.

Information into our general requirements for detailed drainage design is included within the 'General Drainage Requirement Guidance' section. This level of information will be required to address the recommended drainage condition. See <https://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf>

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

The team recommend the following condition is utilised for this development:

C18D - Single dwelling/unit

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. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Note for Planner:

We understand that Southern Water have requested an informative to be attached to the consent: *Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.* This will mean Southern Water may need to be consulted during the condition discharge stage.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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