

From: drainage <drainage@midsussex.gov.uk>
Sent: 11 May 2026 08:53:33 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.11 Re: DM/26/0935 - Condition 14 relating to planning application DM/24/2530 - Premier Inn Charles Avenue Burgess Hill West Sussex RH15 9AL

Dear Katherine,

The Flood Risk and Drainage Team have reviewed the information in relation to Condition 14 relating to planning application DM/24/2530 and have the following comments.

The submitted information is considered insufficient to address the condition requirements.

Condition 14 states:

“Prior to works above slab level a flood warning evacuation plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details and images of the modelled flood depths and hazards, expected frequency of flooding, the safe escape route, and the flood mitigation measures included within the development.”

The submitted information does not adequately address the requirements of the condition for the following reasons:

- No modelled flood hazard information has been provided.
- No safe escape route has been identified. Site users are directed towards Charles Avenue; however, no evidence has been provided to demonstrate that this route remains safe and flood free during the design flood event.
- No plan has been provided showing the proposed safe escape route, including modelled flood depths and hazards both along the route and across the wider site.
- No specific flood mitigation measures have been clearly identified or demonstrated on a site plan.
- Insufficient information has been provided regarding the expected frequency of flooding and the associated impacts on safe access and egress.

For the condition to be considered for discharge, the applicant should provide:

- A revised Flood Warning and Evacuation Plan;
- Plans showing the identified safe access/escape route;
- Modelled flood depths and hazard mapping across the site and along the escape route for the relevant design flood events;
- Details of the expected frequency of flooding; and
- Clear details and plans showing all proposed flood mitigation and resilience measures incorporated within the development.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

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