

Joanne Fisher
Development Control
Mid Sussex District Council
Haywards Heath
West Sussex
RH16 1SS

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 24 July 2026

Dear Joanne

DM/26/0496 - Land to The R/o Central House, 25 Perrymount Road, Haywards Heath, West Sussex RH16 3XL

Thank you for your re-consultation on the above site, received on 16 June 2026. For this consultation, we have reviewed the documents submitted.

The LLFA previously objected to this application on 05 May 2026 and maintained 03 July 2026. Since this response, the applicant has provided further via email and has requested clarification to address our concerns. Our response remains valid and our level of substantial response as a consultee reaffirms our concerns/clarification request over the level of detailed design. The request is deemed reasonable in that evidence that demonstrates the site drains, is compliant with the National Standards for SuDs and detail sufficient and proportionate for a Full Application. The current LLFA approach and adoption of the National Standards for SuDs have been in effect since June 2025. There are also many clauses that affirm that costs alone should not be considered material to any consideration of any developer obligations being met.

We **maintain our objection** to this planning application in the absence of an acceptable Drainage Strategy and supporting information relating to:

- The application doesn't not comply with NPPF, PPG and local policies
 - Policy DP41: Flood Risk and Drainage
 - Policy DP42: Water Infrastructure and the Water Environment
- Outstanding Issues outlined below.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will review our position if the issues below are sufficiently addressed.

1. Sufficiently Detailed Design plan that caters for the 1 in 100-year, plus 45% climate change storm event and follows the drainage hierarchy.
2. Evidence that a suitability sized surface water drainage system can be located on the site considering site constraints, including adjacent development's utilities and drainage.
3. Up to date CCTV/Drainage Survey to demonstrate viability of any solution.
4. **All** supporting hydraulic calculations are submitted using the **current** standards e.g FEH22, CV = 1 (both summer and winter), climate change 45% at the required rainfall scenarios and demonstrating no flooding within the site at the 1 in 30.
5. A brief technical note outlining and sign posting how the application complies with National Standards for SuDs and its principles.

Informative

The imposition of LLFA conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.

If you are minded allowing the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
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