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West Sussex
PO19 1RH



Lead Local Flood Authority

Joseph Swift
Mid Sussex District Council
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

Date 07 August 2025

Dear Joseph,

RE: DM/25/1783 – Phase 2E, Keymer Tiles Work, Kilnwood Avenue, Burgess Hill, West Sussex, RH15 0WJ

Thank you for your consultation on the above site, received on 22 July 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 6, 8, 9 and 13 relating to planning application DM/23/0941. As conditions 6, 8 and 9 do not relate to drainage or flood risk matters, the LLFA has **no further comment** on these conditions.

The LLFA have reviewed the documents submitted in relation to Condition 9, as it relates to drainage. For reference, Condition 9 is worded as follows:

'The foul water and surface drainage proposals for the development shall be provided in accordance with the Keymer Phase 2E Foul and Surface Water Assessment report 9DES/139/402/A May 2023) and prior to the first occupation of the building hereby approved, 'as-build' drainage plans, and an updated maintenance and management plans, shall be submitted to the Council'.

Whilst we acknowledge that the Proposed Drainage Layout (prepared by David Barker, 28 January 2025, REF DB24.12-PH-01 REV C2) is for construction issue and is sufficient in detail, the condition wording requires a maintenance and management plan update. The LLFA cannot locate the maintenance and management plan, with the cover letter directing us to the drawing above. Without this documentation, the wording of the condition has not been met and the LLFA cannot recommend it be discharged.

As such, we are **unable to recommend** the discharge of Condition 9.

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.

Informative:

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

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Drawing: Proposed Drainage Layout, prepared by David Barker, 28 January 2025, REF DB24.12-PH-01 REV C2
- Report: Planning Statement, prepared by AV Architects, 10 July 2025, REF 24001-PS-02 REV A