

From: Alex Veitch <Alex.Veitch@walsingplan.co.uk>
Sent: 15 June 2026 15:17:11 UTC+01:00
To: "drainage" <drainage@midsussex.gov.uk>; "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: 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
Attachments: P23-887 - Technical Note to Discharge Conditions - AGP Burgess Hill - Issue 2 - 19.05.26.pdf

Hi Emma,

Katherine has passed on your Engineer's recent consultation response following issue 2 of the technical note. The technical note was specifically updated to address the Condition 14 comments received previously. Included below is a table which identifies where the requested info is provided.

Requested info	Where addressed in Issue 2
Flood warning / evacuation plan	Page 5 – new “Flood Response and Evacuation Procedure” section. This sets out monitoring of severe weather forecasts, staff monitoring during intense rainfall, evacuation via Charles Avenue, safe refuge if evacuation is temporarily restricted, and use of the hotel's emergency procedures.
Modelled flood depths and hazards	Page 4 – references the Odyssey flood modelling report, including predicted flood extents, depths and hazard classifications. Page 5 – Figure 1 includes the modelled surface water flood extent plan for the 1 in 100 year +45% climate change event, including the flood depth legend.
Expected frequency of flooding	Page 4 – confirms that the modelled event is the 1 in 100 year rainfall event including a 45% climate change allowance, and states that this represents a low-probability extreme design scenario for residual surface water flood risk.
Safe escape route	Page 4 – confirms that the pedestrian access route to Charles Avenue remains outside the predicted flood extents during the 1 in 100 year +45% climate change event. Page 5 – Figure 1 annotates the safe access / egress route to Charles Avenue.
Flood mitigation measures	The approved FRA & Drainage Strategy Report, Issue 5, establishes the flood risk position and mitigation strategy for the approved development. This includes the site-specific Odyssey pluvial flood modelling, which is a predictive assessment based on the available topographical, layout and drainage information, rather than a record of known flooding at the site. The FRA confirms that the bedroom accommodation is set at 30.40mAOD, corresponding with the predicted 1 in 100 year +45% climate change flood level, providing safe refuge above the modelled design flood level. The existing/lower restaurant floor level is identified within the approved FRA and formed part of the

planning approval. Issue 2 of the Technical Note therefore builds on the approved FRA position by identifying the operational mitigation measures relevant to Condition 14, including safe refuge within the upper floor hotel accommodation, safe access/egress to Charles Avenue outside the predicted flood extents, monitoring of severe weather forecasts, staff monitoring during intense rainfall, evacuation via Charles Avenue if required, and use of the hotel's standard emergency procedures.
--

Our view is that Condition 14 should now be focused on the operational flood warning/evacuation response and safe refuge arrangements, rather than introducing new physical resilience measures to an approved design shortly before construction.

If a Teams call would be helpful to discuss, we would certainly welcome that.

Kind regards,

Alex Veitch MRTPI
Senior Planner
Bourne House, Cores End Road, Bourne End, SL8 5AR
T: 01628 532244 M: 07836 371850
www.walsinghamplanning.co.uk



If you are not the intended recipient of this email please notify the sender. The contents of this email may contain a virus which could damage your computer. Whilst reasonable precautions have been taken to minimise this risk, we cannot accept liability for any damage which you suffer as a result of a virus. You should carry out your own virus checks before opening any attachment. If you wish to see our privacy policy or know about how we hold data please follow this link to our website <https://walsinghamplanning.co.uk/privacy-policy/>

From: drainage <drainage@midsussex.gov.uk>

Sent: 13 May 2026 16:46

To: Alex Veitch <Alex.Veitch@walsingplan.co.uk>; drainage <drainage@midsussex.gov.uk>; Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: RE: 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

Good Afternoon Alex,

I hope you are well. I have sent your query forward to the Engineer for input and will reply via Katherine upon their response.

Best Wishes
Emma

Emma Jackson

Flood Risk and Drainage Co-Ordinator
Mid Sussex District Council
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
www.midsussex.gov.uk

From: Alex Veitch <Alex.Veitch@walsinghamplanning.co.uk>

Sent: 13 May 2026 12:21

To: drainage <drainage@midsussex.gov.uk>; Katherine Williams
<Katherine.Williams@midsussex.gov.uk>

Subject: RE: 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

Good afternoon,

Thanks for your response and I hope you don't mind the direct email back.

For your information I have attached the initial response from our consultants on the below. Does this sound like a sensible approach?

Kind regards,

Alex Veitch MRTPI
Senior Planner
Bourne House, Cores End Road, Bourne End, SL8 5AR
T: 01628 532244 M: 07836 371850
www.walsinghamplanning.co.uk



If you are not the intended recipient of this email please notify the sender. The contents of this email may contain a virus which could damage your computer. Whilst reasonable precautions have been taken to minimise this risk, we cannot accept liability for any damage which you suffer as a result of a virus. You should carry out your own virus checks before opening any attachment. If you wish to see our privacy policy or know about how we hold data please follow this link to our website <https://walsinghamplanning.co.uk/privacy-policy/>

From: drainage <drainage@midsussex.gov.uk>

Sent: 11 May 2026 08:54

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
drainage@midsussex.gov.uk

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.