

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Joseph Swift
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 15th June 2026

Dear Joseph,

RE: DM/26/1405 - Land West of Selsfield Road, Ardingly, West Sussex

Thank you for your consultation on the above site, received on 10th June 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an application for discharge of condition 9 relating to planning reference DM/23/3250. For reference condition 9 of DM/23/2350 is worded as follows:

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. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan (2014 - 2031).

We would refer the Applicant to the earlier submitted response to the concurrent Reserved Matters application DM/26/1186, as the points raised will also need to be addressed for this application. For ease of reference they are replicated below:

1. In July, the National Standards for SuDS (NSfS) were updated. We require evidence that these are followed, in particular for Standard 2. The site currently uses no source control SuDS features. We would suggest that these shall be included to meet the NSfS. The use of source control SuDS features was also raised by MSDC Drainage at outline stage and within the LLFA pre-app in 2024.

2. There are several comments raised during the pre-app which are not met. These are:
- Evidence of the ditch's connection to the wider watercourse network and reservoir. We note the note on the drainage layout 'Evidence of the ditch's connection to the wider watercourse network and reservoir', however this must be demonstrated at reserved matters, to ensure this is a viable method of draining the site.
 - A 3m easement around the basin and nearby off-road parking for maintenance access is required.
 - Basin cross sections required. It is recommended the basin is designed using guidance in the SuDS Manual.
3. It appears that there may be a tree proposed to be planted on top of the attenuation tank, which may affect the longevity of the structure.
4. It is proposed to use a pump for part of the site. We require details regarding pump failure, as per the NSfS.
5. A full water quality assessment is required using the SuDS Manual, following the NSfS.
6. While SuDS Planters are mentioned in 10.6, the location of these are unclear.
7. Part of the basin is designed with 1:2 side slopes, which does not follow SuDS Manual.
8. The exceedance plan must show expected flood volume, depth and area for 1 in 100 plus 45% climate change event.
9. Updated calculations to demonstrate there is no surcharging in 50% AEP event are required.
10. For the southern network, 30 year plus climate change and 100 year plus correct climate change results are required.
11. A drawing showing maintenance responsibilities is required.

The application is not in accordance with national or local policy, therefore flood risk could increase elsewhere.

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

Upon receiving a formal reconsultation request from the LPA, when any further information is submitted, we will review our comments and provide an updated response.

Yours sincerely,
Natalie Biddulph

Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- Drainage Statement – GTA Civils Contract Ref: 14267 13 April 2026