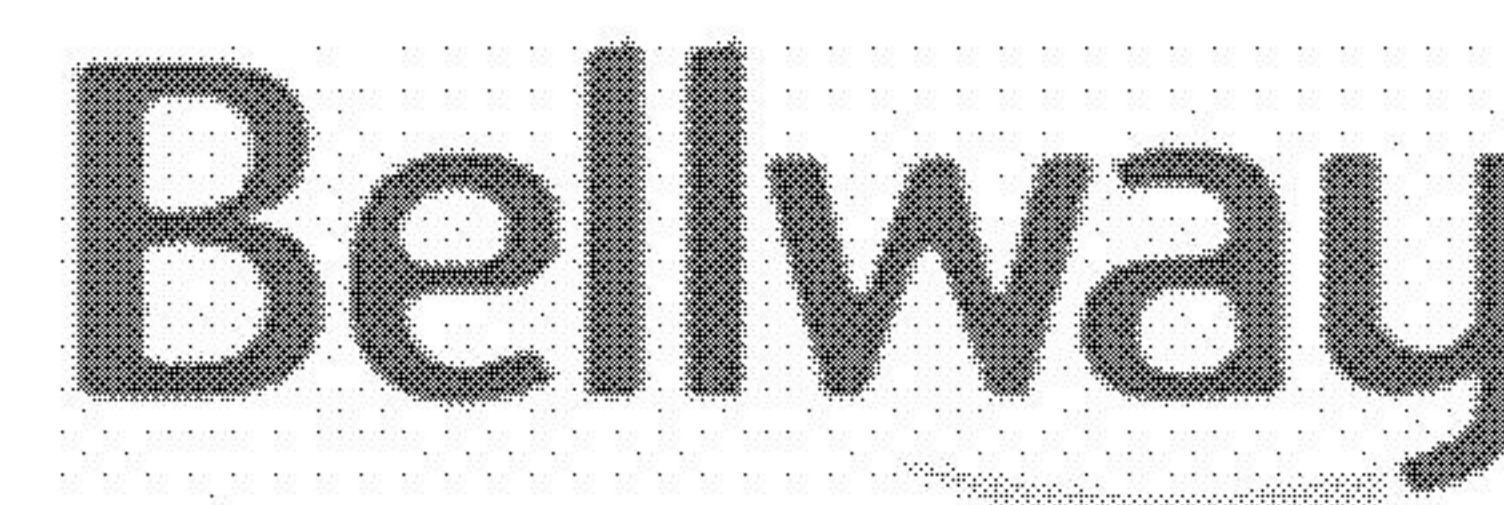


Date: 17th December 2025
Ref: DM/24/0487



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By Email

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION'S 4 & 5 OF PLANNING PERMISSION REF. DM/24/0487 AT WOODFIELD HOUSE, ISAACS LANE, BURGESS HILL, WEST SUSSEX TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED); PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)

Dear Joseph,

Bellway Homes Limited (Southern Counties) hereby enclose an application to discharge planning conditions 4 & 5 pursuant to planning permission ref. DM/24/0487, in respect of the above site.

Planning permission was granted by Mid Sussex District Council on 11th December 2025 for the following description of works:

"Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking."

Condition 4 of the consent 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."

Condition 5 of the consent is worded as follows:

"Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy (prepared by Ardent, January 2024, P02) and the Preliminary Drainage Strategy (prepared by Ardent, November 2024, Rev. D) detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

1. Flows shall be restricted to the greenfield runoff (QBAR) rate, for all storms up to the 1:100-year event plus climate change.

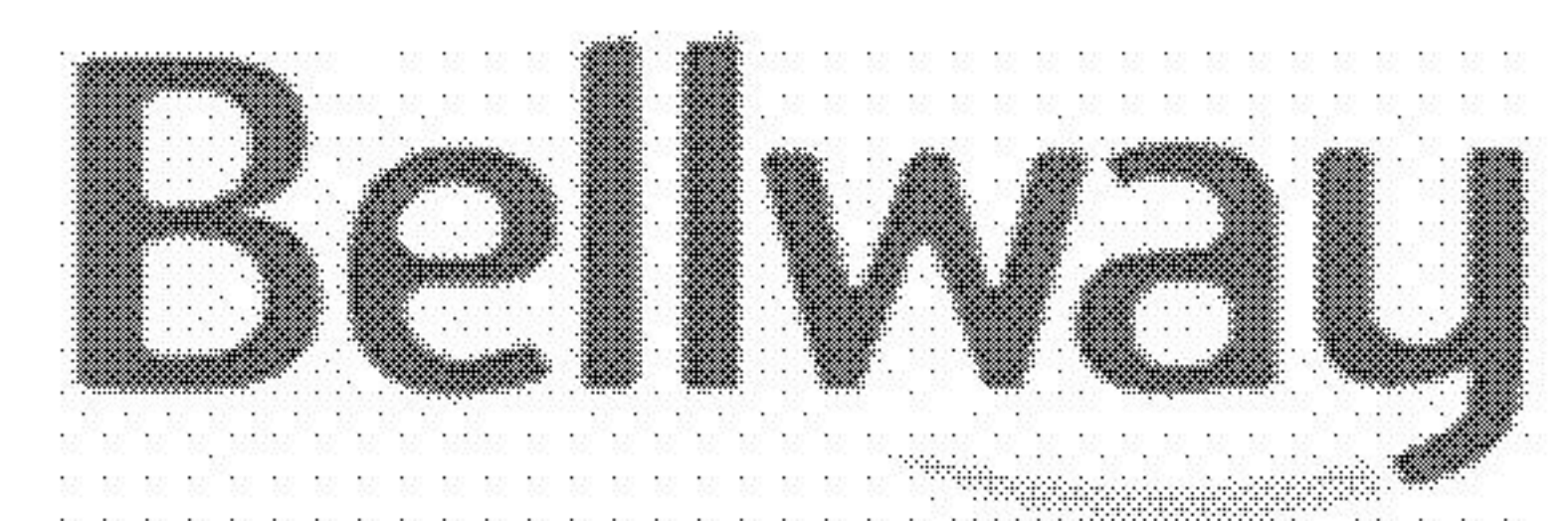


Bellway is proud to be supporting Cancer Research UK as their charity of the year.

Registered Office: Bellway Homes Limited, Woosington House, Woosington, Newcastle Upon Tyne, England, NE13 8BF. Registered in England Number 670176
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Date: 25 February 2025

Ref: DC/24/0768



II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).

III. Detailed designs, modelling calculations using up to date parameters and plans of the of the drainage conveyance network in the:

o 3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site.

o 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event.

V, Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

The following Foul and Surface Water Drainage details are therefore submitted to discharge the above conditions:

Drawing/Report Title	Reference	Author
MAIN DRAINAGE DETAILS	13776/1501 T1	GTA
DRAINAGE LAYOUT	13776/1601 T2	GTA
PRIVATE DRAINAGE DETAILS	13376/1701 T1	GTA
Full SW Simulation 1 in 100 yr + 45%	n/a	Causeway/GTA

I trust this is sufficient information to discharge this condition, however should you require anything further, please contact Olivia Armitage-Hobbs at this office.

Yours sincerely,

For and on behalf of **Bellway Homes Limited (Southern Counties)**

[Redacted signature]

Olivia Armitage-Hobbs
Planning Manager

[Redacted contact information]



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