

Rachel Richardson
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 19 May 2026

Dear Rachel,

RE: DM/25/1679 – 64 Folders Lane, Burgess Hill, West Sussex

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

Retrospective Installation of pumping station, to surface water drainage layout as approved under DM/24/1886. More information received on 5th May 2026.

In our previous response dated 2 November 2025 we raised concerns that the Drainage Strategy could increase flood risk and requested further information to address the following:

1. Detailed justification why the application cannot be drained via gravity and that a pump is required.
2. A satisfactory impact assessment of pump failure

The LLFA has reviewed the additional technical information submitted in response to our comments, specifically relating to the introduction of a surface water pumped outfall.

The LLFA accept the justification for the pump and the means of mitigating the risk of a pump failure. Therefore, we can confirm we have no objection, but recommend you consider the insertion of a suitably worded condition:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved plans. Where

necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Mid Sussex Council.*

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents were accessed from the planning portal and considered at the time in review of this application:

- Technical Response Note prepared by Tullys, April 2026
- Engineering Layout 14875-TUL-XX-XX-DR-C-50002 Rev D
- Engineering Layout 14875-TUL-XX-XX-DR-C-50001 Rev M