

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 5th February 2026

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

Dear Joseph,

RE: DM/25/1986 - Phase 1c, Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Thank you for your consultation on the above site, received on 4th February 2026. We have reviewed the application as submitted and wish to make the following comments.

This Application is for a Reserved matters application to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.

From a surface water flood risk perspective, we have the following comments to make:

We are not satisfied that the obstruction of the flow path will not increase flood risk elsewhere.

We require further evidence that the existing flow path can continue through the site post construction.

Any ground raising within the current flow path will displace surface water flood risk.

As this will affect the layout of the site, we **maintain our objection** to this application from a surface water flood risk perspective.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk