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PO19 1RH



Lead Local Flood Authority

Sue Dubberley
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 13 February 2026

Dear Sue,

RE: DM/25/2792/DOC Land Rear Of 96 Folders Lane, Burgess Hill West Sussex, RH15 0DX

Thank you for your consultation on the above site, received on 27 January 2026. We have reviewed the application documentation and wish to make the following comments.

Discharge of planning conditions nos 22, 23 and 24 relating to planning application DM/25/3090.

The LLFA have reviewed the documents submitted in relation to Conditions 22, 23 and 24, as it relates to surface water drainage. For reference, Condition 22 is worded as follows:

"Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy 2104771-01C by Ardent, October 2024, Revision C and Dwg. 2104771-002 B Drainage Strategy, October 2024 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:

I. Additional detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed attenuation basin. If infiltration is proven to be unfavourable, then greenfield runoff rates will be attenuated to Qbar 9.9 l/s as stated within section 6.7 of the FRA and Drainage Strategy.

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:

- *3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site.*
- *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. The design of the infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. 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.

Condition 23 is worded:

Prior to commencement of development any construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Condition 24 is worded:

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development here by approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,*
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,*
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

We are pleased to see that the information provided (listed in the annex below) sufficiently the requirements of conditions 22, 23 and 24 of application DM/25/3090 and we are therefore able to **recommend that conditions 22, 23 are discharged as worded.**

We are **unable to recommend** the discharge of Condition 24 as this is 'pre-occupation' and in advance of the approval and discharge of associated conditions and the information submitted is not at a sufficient detail or status of design.

Yours sincerely,

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

Annex

The following Documents have been submitted and reviewed:

- Covering letter
- Condition discharge plan 2501300-ACE-XX-XX-RP-C-TN02 Response to Planning Condition 22 Signed
- Application form
- Condition discharge plan 2501300-ACE-XX-XX-RP-C-TN03 Response to Planning Condition 23 Signed.
- Condition discharge plan 2501300-ACE-XX-XX-RP-C-TN01 Response to Planning Condition 24 Signed
- Condition discharge plan 2501300-ACE-XX-XX-DR-C 1612 P01 External Works Construction Details (Sheet 2)
- Condition discharge plan 2501300-ACE-XX-XX-DR-C 1611 P01 External Works Construction Details (Sheet 1)
- Condition discharge plan 2501300-ACE-XX-XX-DR-C 1602 P01 External Works Layout (Sheet 2)
- Condition discharge plan 2501300-ACE-XX-XX-DR-C 1601 P02 External Works Layout (Sheet 1).