

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20 August 2025

Andrew Watt
Development Control
Mid Sussex District Council
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

Dear Andrew,

RE: DM/25/1587 – NCP Ltd Harlands Road Car Park, Harlands Road, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 07 August 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 4 and 5 relating to DM/22/0596. Condition 5 relates to levels and layout and therefore the LLFA have no further comments. The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to drainage. For reference, Condition 4 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 residential unit 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 Mid Sussex District Plan and Policy E7 of the Haywards Heath Neighbourhood Plan'.*

Our technical review of the provided documentation is as follows:

- The Drainage Design Layout (prepared by PRP, 18 June 2025, REF 82960-100 REV P2) is still preliminary status. There are several 'subject to confirmation' notes

including ones addressed to the LLFA. At discharge of condition stage, we would need to see all drainage layout items confirmed (i.e. cover and invert and volumes). Additionally, there is no finished floor levels on the building. The LLFA cannot identify whether these are the statutory 150mm above external ground levels or 300mm above the maximum design water level without them on the plan.

Further information is required.

- The calculations (82960 – Harlands SW Network, prepared by PRP, 13 June 2025) utilise the wrong parameters. We would need to see the network utilise FEH22. FSR underestimates the system and would not be accepted. We would also need see climate change allowance on the 3.33% AEP event and a CV value of 1 (summer and winter). We cannot comment on the calculations without updating the rainfall data. **Further information required.**
- There is no supporting technical note for the surface water drainage on site. At a minimum, we would expect to see the principles of drainage clearly laid out, alongside the four pillars of SuDS, discharge hierarchy and maintenance and management plan. Whilst we understand a maintenance and management plan has been provided, there is no reference to responsibility of maintenance. We would need to see this clearly laid out. **Further information required.**

As such, we are **unable to recommend the discharge of Condition 4.**

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

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

- Report: Discharge of Condition 4 and 5 Technical Response Letter, prepared by Nexus, 20 June 2025, REF 34834
- Drawing: Hydro-brake Detail, prepared by PRP, 13 June 2025, REF 82960-102 REV P1
- Drawing: Drainage Design Layout, prepared by PRP, 18 June 2025, REF 82960-100 REV P2
- Drawing: Drainage and SuDS Construction Details, prepared by PRP, 09 June 2025, REF82960-101 REV P1
- Technical Note: Maintenance Schedule
- Supporting Calculations:82960 – HARLANDS – SW NETWORK, prepared by PRP, 13 June 2025