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Lead Local Flood Authority

Date 29th May 2026

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

Dear Joseph,

RE: DM/26/1186 - Land West of Selsfield Road, Ardingly, West Sussex

Thank you for your consultation on the above site, received on 14th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250). It is understood that condition 9 (surface water drainage) is being discharge through this application.

This application had pre-application advice from the LLFA in late 2024. Since then, the government have updated the National Standards for SuDS.

Following a review of the documents submitted, we **object** to this application. We require the following additional information:

1. In July, the National Standards for SuDS (NSfS) were updated. We require evidence that these are followed, in particular for Standard 2. The site currently uses no source control SuDS features. We would suggest that these shall be included to meet the NSfS. The use of source control SuDS features was also raised by MSDC Drainage at outline stage and within the LLFA pre-app in 2024.
2. There are several comments raised during the pre-app which are not met. These are:
 - Evidence of the ditch's connection to the wider watercourse network and reservoir. We note the note on the drainage layout 'Evidence of the ditch's connection to the wider watercourse network and reservoir', however this must be demonstrated at reserved matters, to ensure this is a viable method of draining the site.

- A 3m easement around the basin and nearby off-road parking for maintenance access is required.
 - Basin cross sections required. It is recommended the basin is designed using guidance in the SuDS Manual.
3. It appears that there may be a tree proposed to be planted on top of the attenuation tank, which may affect the longevity of the structure.
 4. It is proposed to use a pump for part of the site. We require details regarding pump failure, as per the NSfS.
 5. A full water quality assessment is required using the SuDS Manual, following the NSfS.
 6. While SuDS Planters are mentioned in 10.6, the location of these are unclear.
 7. Part of the basin is designed with 1:2 side slopes, which does not follow SuDS Manual.
 8. The exceedance plan must show expected flood volume, depth and area for 1 in 100 plus 45% climate change event.
 9. Updated calculations to demonstrate there is no surcharging in 50% AEP event are required.
 10. For the southern network, 30 year plus climate change and 100 year plus correct climate change results are required.
 11. A drawing showing maintenance responsibilities is required.

The application is not in accordance with national or local policy, therefore flood risk could increase elsewhere.

We have no comments in relation to foul drainage, as this does not fall within our remit.

Yours sincerely,

Eleanor Read
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