



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 26 August 2026

Anna Tidey
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Anna Tidey,

RE: DM/26/1569 - Tesco Stores Ltd Jane Murray Way Burgess Hill West Sussex RH15 9QT.

Thank you for your consultation on the above site.

The applicant is applying for the Installation of a Greggs Pod (Class E(a)) and Associated Works.

Based on the Environment Agency's Surface Water Flood Risk mapping indicates that the site is at risk of surface water flooding, therefore a site-specific Flood Risk Assessment of appropriate scale is required to demonstrate that the site will not increase flood risk to the development site and the surrounding area. This should be done in accordance with the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) along with the LLFA guidance.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph subsections F2, F4, F5, F6, F7 and F8 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

For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:

[FLOOD RISK AND DRAINAGE INFORMATION CHECK LIST – APPLICATION STAGE](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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