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Development Control
Mid Sussex District Council
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**Lead Local Flood Authority
Ground Floor
Northleigh
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West Sussex
PO19 1RH**

Date 06 May 2026

Planning Reference: **DM/25/3067**

Site Address: **Land West Of Kings Business Centre Reeds Lane Sayers
Common West Sussex**

Planning Description: **Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.**

Dear Stuart

Thank you for your consultation on the above site, received on 05 December 2025. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment and Drainage Strategy | Prepared by Motion, Dated 27 November 2025 | Ref: 1rdsay 2406076
- Technical Note: TN01 – Response to LLFA Comments | Prepared by Motion | Dated 15 January 2026
- Drawing: Levels Strategy | Prepared by Motion | Dated 14 January 2026 | Ref: 2406076-0310 | Rev: P02

The LLFA previously responded to the application on the 30 January 2026 with no objection to the proposals and recommended several conditions. Since this response the applicant has made several amendments to the proposed development. These amendments have no impact on the flood risk at the site or the proposed surface water drainage. Therefore, our response remains the same and we have **no objection subject to conditions being attached** to any consent if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Mid Sussex District Council local planning policy and we would **object** until such time that the details below are submitted for review.

Condition 1:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (Ref: 1rdsay 2406076, dated 27 November 2025) and Technical Note (dated 15 January 2026) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability in accordance with National Planning Policy Framework paragraphs 181,182 and 187 plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding 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.

Condition 2:

The development hereby approved shall not be occupied until details of the maintenance and management of the Sustainable Drainage Scheme (SuDS) in accordance with National SuDS Standard 7 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 hereby 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 network in addition to those listed in SuDS Standard 7 to be submitted for approval shall include:

1. A timetable for its implementation.
2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a non-technical labelled drawing showing where they are located and how to access them.
3. 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. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Mid Sussex District Council.

Condition 3:

Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and

specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum.

1. CCTV survey of underground structures,
2. A full set of “as built” drawings highlighting any minor changes to the approved drawings.
3. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.
4. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Mid Sussex District Council.

Condition 4:

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Ref: 1rdsay 2406076, dated 27 November 2025), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Mid Sussex District Council.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely

Flood Risk Management Team