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**Lead Local Flood Authority**

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

Date 28<sup>th</sup> July 2026

Dear Joseph,

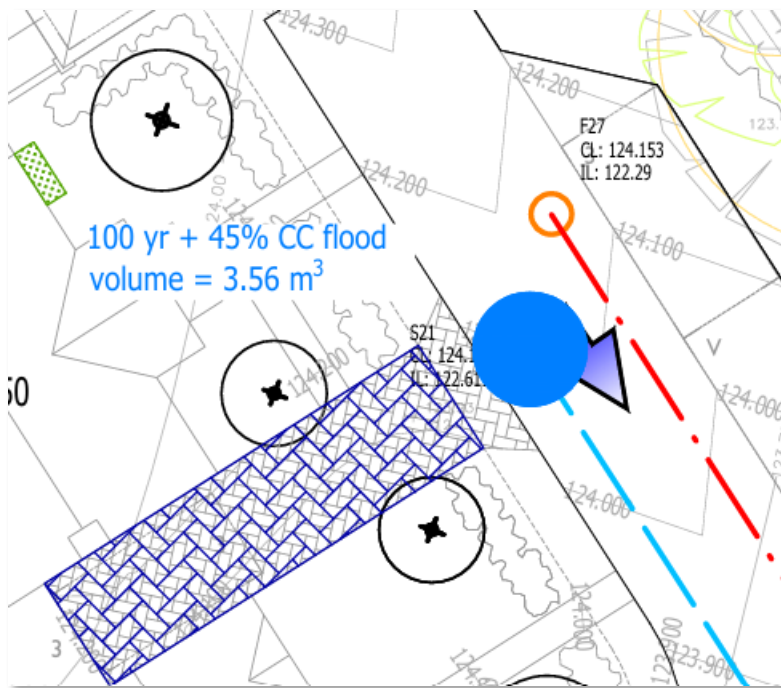
**RE: DM/26/1405 Discharge of Condition & DM/26/1186 Reserved Matters - Land West of Selsfield Road, Ardingly, West Sussex**

Thank you for your reconsultation on the above site, received on 19<sup>th</sup> June 2026. We have reviewed the response to the LLFA's previous comments as submitted for both applications above and wish to make the following comments.

Our updated comments to each point raised are highlighted in [blue](#):

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. [Please can the applicant provide a contributing areas plan for the areas covered by the interception proposals. For DM/26/1405 only](#) – The LLFA notes that paragraph 6, supported by the revised plan states “Indicative SUDS planters now indicated throughout the site, this is subject to detailed design”. Discharge of Condition requires detailed design and as such we will need to see confirmed location and detailed design, including connectivity, for SuDS planters and permeable paving proposed.
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.  
[This has been adequately addressed for both applications.](#)

- A 3m easement around the basin and nearby off-road parking for maintenance access is required.  
Adequate access for maintenance has been evidenced.
  - Basin cross sections required. It is recommended the basin is designed using guidance in the SuDS Manual.  
This has been adequately addressed for both applications.
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.  
This has been addressed within the revised design provided.
  4. It is proposed to use a pump for part of the site. We require details regarding pump failure, as per the NSfS.  
Please can the Applicant confirm the impermeable area proposed in the latest design, and whether 125m<sup>3</sup> of storage per hectare of impermeable area has been provided as per the appropriate standards cited in the NSfS.
  5. A full water quality assessment is required using the SuDS Manual, following the NSfS.  
  
This has been provided and will be reviewed in conjunction with the plan requested at point 1 one submitted.
  6. While SuDS Planters are mentioned in 10.6, the location of these are unclear.  
Please refer to point 1.
  7. Part of the basin is designed with 1:2 side slopes, which does not follow SuDS Manual.  
This has been addressed.
  8. The exceedance plan must show expected flood volume, depth and area for 1 in 100 plus 45% climate change event.  
This is largely addressed, however please can the plan be updated at the point below to include the full information provided for the other exceedance events (area and depth details):



9. Updated calculations to demonstrate there is no surcharging in 50% AEP event are required.  
This has been addressed.
10. For the southern network, 30 year plus climate change and 100 year plus correct climate change results are required.  
This has been addressed.
11. A drawing showing maintenance responsibilities is required.  
The information provided is of assistance, however **for DM/26/1405** please also provide a timetable for handover of maintenance liability to the estate management company (and confirmation of maintenance liability in the interim. As per the introduction paragraph of the Maintenance and Management Plan, which states *"The document will be updated with further information through the next stage of detailed design and coordination."* please advise of any subsequent or expected updates at this juncture as we are reviewing detailed design.

Upon receiving a formal reconsultation request from the LPA when any further information is submitted, we will review our comments and provide an updated response.

Yours sincerely,  
Natalie Biddulph

**Flood Risk Management Team**  
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## **Annex**

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

- LLFA Response Ref: 14267 June 2026