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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Planning Officer
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 27 December 2024

Dear Planning Officer,

RE: DM/24/3035/DOC - Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Thank you for your consultation on the above site, received on 25 October 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the approval of Discharge of Condition 26 (flood extent) in regards to Phase 1B (P1.3) of DM/18/5114. For reference, Conditions 26 is worded as follows:

Condition 26

For each relevant reserved matters application (relevance to be determined in accordance with confirmation sought from the local planning authority), detailed plans shall be submitted to and approved in writing by the LPA at the relevant reserved matters stage showing the approved modelled fluvial + climate change flood extent (with any buffers) and surface water flood extent (with any buffers) in relation to the proposed development layout for that reserved matters area, including amenity space and drainage infrastructure that will be utilised by that reserved matters area. Such plans should demonstrate that buildings within the reserved matters area will not be at risk of flooding and that surface water flood flow routes will be maintained or accommodated within the layout of that reserved matters area. Historic flood extents should also be included within these details. The development of each reserved matters area subject to the requirements of this condition shall then proceed in accordance with the information submitted to and approved by the local planning authority.

We are **unable to recommend that condition 26 discharged** due to insufficient information submitted and suggest this be discharged alongside associated conditions.

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;