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West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 17 October 2025

Dear Planning Officer,

RE: DM/25/1777/DOC Land Rear Of 96 Folders Lane, Burgess Hill, West Sussex RH15 0DX

Thank you for your consultation on the above site, received on 29 September 2025. We have reviewed the application as submitted and wish to make the following comments.

Discharge of planning conditions 10 and 22 relating to planning application DM/23/0532..

The LLFA have reviewed the documents submitted in relation to Condition 22, as it relates to drainage. For reference, Condition 22 is worded as follows:

22. Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy 2104771-01C by Ardent, October 2024, Revision C and Dwg. 2104771-002 B Drainage Strategy, October 2024 detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Additional detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed attenuation basin. If infiltration is proven to be unfavourable then greenfield runoff rates will be attenuated to Q_{bar} 9.9 l/s as stated within section 6.7 of the FRA and Drainage Strategy.

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).

III. Detailed designs, modelling calculations using up to date parameters and plans of the of the drainage conveyance network in the: o 3.33% annual probability critical rainfall

event plus climate change to show no above ground flooding on any part of the site. o 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. The design of the infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event. V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 173 and 175 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 and to comply with policy DP41 of the District Plan and policy SA12 of the Site Allocations Development Plan Document 20222

As such, we are **able to recommend approval the discharge of Condition 22** as worded.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT
REF.2104771-01C
- Covering Letter DHA Planning 09 July 2025
- 21047771-002C Drainage Strategy