

Rachel Richardson
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 28 November 2025

Dear Rachel,

RE: DM/25/1679 – 64 Folders Lane, Burgess Hill, West Sussex

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

Retrospective Installation of pumping station, to surface water drainage layout as approved under DM/24/1886.

We previously raised concerns regarding several aspects of the Drainage Strategy that could potentially increase flood risk elsewhere.

Following receipt of additional information, we are satisfied with the explanation as to why the application site cannot be drained via gravity and requires a pumped system. However, the submission does not include:

- A full impact assessment of a pumped system failure.
- Details of emergency procedures to accommodate 24 hours of water storage in such an event.
- A clear proposal for connecting to the ditch through appropriate ground contouring and reinstating a functional ditch profile.

Additionally, we have been unable to locate the Construction Status Drawing **14875-TUL-XX-XX-DR-C-50002**, which is necessary to review the detailed design of the proposed ditch connection.

We **require the further information** outlined above to address our concerns.

Yours sincerely,

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

Annex

The following documents were accessed from the planning portal and considered at the time in review of this application:

- 14875-TUL-XX-XX-EN-S-90001 Engineering Technical Note prepared by Tulley's, October 2025
- Engineering Layout 14875-TUL-XX-XX-DR-C-50001 Rev C
- Engineering Layout 14875-TUL-XX-XX-DR-C-50001 Rev M