



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

Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Date 24 February 2026

Planning Reference: **DM/25/3272**

Site Address: **Woodfield House Isaacs Lane Burgess Hill West Sussex RH15 8RA**

Planning Description: **Discharge of condition nos 4 and 5 relating to planning application DM/24/0487**

Statutory Response Due by: **26 February 2026**

Dear Joseph Swift,

Thank you for your consultation on the above site, received on 05 February 2026. For this consultation, we have reviewed the following documents submitted:

- Drainage Layout, GTA Civils and Transport, July 2025
- Private Drainage Details, GTA Civils and Transport, July 2025
- Main Drainage Details, GTA Civils and Transport, July 2025
- Micro Drainage Calculations.

The LLFA have reviewed the documents submitted in relation to Conditions 4 and 5, as it relates to drainage. For reference, Conditions 4 and 5 is worded as follows:

Condition 4:

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: *To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy DP41 of the District Plan (2014 - 2031).*

Condition 5:

Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy (prepared by Ardent, January 2024, P02) and the Preliminary Drainage Strategy (prepared by Ardent, November 2024, Rev. D) 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. Flows shall be restricted to the greenfield runoff (QBAR) rate, for all storms up to the 1:100-year event plus climate change.*
- 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:*
 - 3.33% annual probability critical rainfall event plus climate change to show no aboveground flooding on any part of the site.*
 - 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. 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 accord with Policy DP41 of the Mid Sussex District Plan.*

Condition 4:

In relation to Condition 4 the wording of the Condition requires a timetable of implementation and a management and maintenance plan for the proposed drainage network and Sustainable Drainage features. This has not been provided and therefore **further information is required.**

Condition 5:

In relation to Condition 5 the LLFA acknowledges that the applicant has submitted MicroDrainage calculations using the correct parameters but has not included 3.33% AEP to include climate change. The Condition also requires a plan showing exceedance flow routes and details of how the surface water management features are designed in accordance with The SuDS Manual. **Further information is required.**

As such, we are **unable to recommend the discharge of Condition 4 and 5.**

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 180, 181 and 187 by ensuring the satisfactory management of local flood risk, 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.

We will consider reviewing our response if the following issues are adequately addressed:

1. A timetable of implementation and a maintenance and management plan is required for Condition 4.
2. Submission of the 3.33% AEP to climate change and ensure there is no above ground flooding is required for Condition 5.
3. A plan showing the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of the 1% annual probability rainfall event is required for Condition 5.
4. Details of how surface water management features are to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including water quality prior to discharge is required for Condition 5.

Informative:

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