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West Sussex
PO19 1RH



Lead Local Flood Authority

Joanne Fisher
Mid Sussex District Council
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS,

Date 19 August 2025

Dear Joanne,

RE: DM/25/1958 – Capital Hair And Beauty Unit A, Consort Way, Burgess Hill, West Sussex, RH15 9TJ

Thank you for your consultation on the above site, received on 07 August 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 4 and 5 relating to planning reference DM/24/2970. As condition 4 is not related to flood risk or drainage matters, the LLFA has **no further comment** to make.

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

'Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drawings 24.064.03.00-B and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.'

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy DP41 of the Mid Sussex District Plan 2014 – 2031'.*

Whilst we note a Construction Management Statement (prepared by Nationwide Engineering, 25 July 2025, REF 798 REV 1) and a Drainage and SuDS Maintenance Plan (prepared by Civil Studio, April 2025, REF DSMP-R01) has been submitted in sufficient detail, the drawings (Private Drainage Construction Details Sheets 1 and 2 – prepared by Civil Studio, 04 April 2025 / Drainage Layout Plan – prepared by Civil Studio,

04 April 2025) are preliminary status. As the condition states 'FOR CONSTRUCTION', we would need to see these updated to the correct status with any construction notes for the contractor to be line with Condition 5s wording. **Further information is required.**

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

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 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.

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

Annex

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

- Construction Management Statement, prepared by Nationwide Engineering, 25 July 2025, REF 798 REV 1
- Drainage and SuDS Maintenance Plan, prepared by Civil Studio, April 2025, REF DSMP-R01
- Private Drainage Construction Details Sheets 1 of 2 – prepared by Civil Studio, 04 April 2025
- Private Drainage Construction Details Sheets 2 of 2 – prepared by Civil Studio, 04 April 2025
- Drainage Layout Plan, prepared by Civil Studio, 04 April 2025
- Hydro-brake Optimum, prepared by Hydro International, 28 March 2025, REF 24.064