

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

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Date: 01 July 2026

Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew Watt,

RE: DM/26/1346 - Parklands Keymer Road Burgess Hill West Sussex RH15 0BA

Thank you for your consultation on the above site.

The applicant is applying for full planning permission for a new 4 bedroom dwelling with associated parking, access and landscaping.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

We are concerned that the applicant has not correctly assessed flood risk and should assess all sources of flooding to the development and the applicant must demonstrate whether the Sequential Test applies and provide supporting assessment if required.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 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.

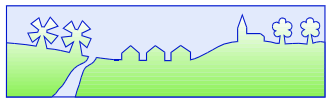
To overcome our objection, we would require the applicant to fully assess flooding from surface water flood risk and provide further details surrounding the proposed SuDS features. The applicant will need to provide the following:

- Evidence the drainage discharge hierarchy is being followed. Infiltration testing should be carried out to determine the viability of this method of discharge.
- Location plans for the proposed SuDS including dimensions and any outfalls.
- Drainage calculations to demonstrate the SuDS will function correctly for the 1 in 100 year event plus climate change event.
- An 'in-principle' agreement for discharge rates and discharge location into the ordinary watercourse.

It is also noted that foul water will be treated by a package treatment works prior to discharging to the water course at the back of the site. The applicant will need to provide evidence that this complies with the Environment Agency's General Binding Rules. As the applicant is planning to discharge into an ordinary



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watercourse they will need to apply for ordinary watercourse land drainage consent from West Sussex County Council.

Informative

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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