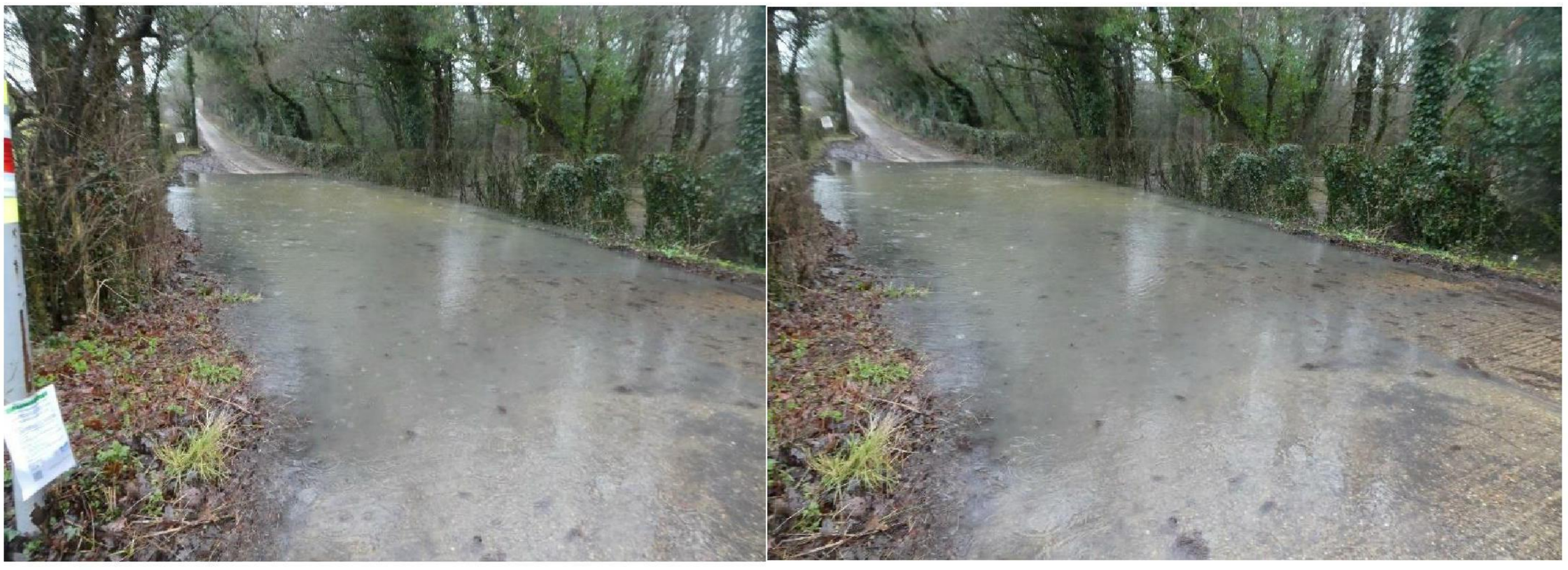
Dear Mr Malcolm

Re DM/25/2661|Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works. Land At Coombe Farm London Road Sayers Common West Sussex

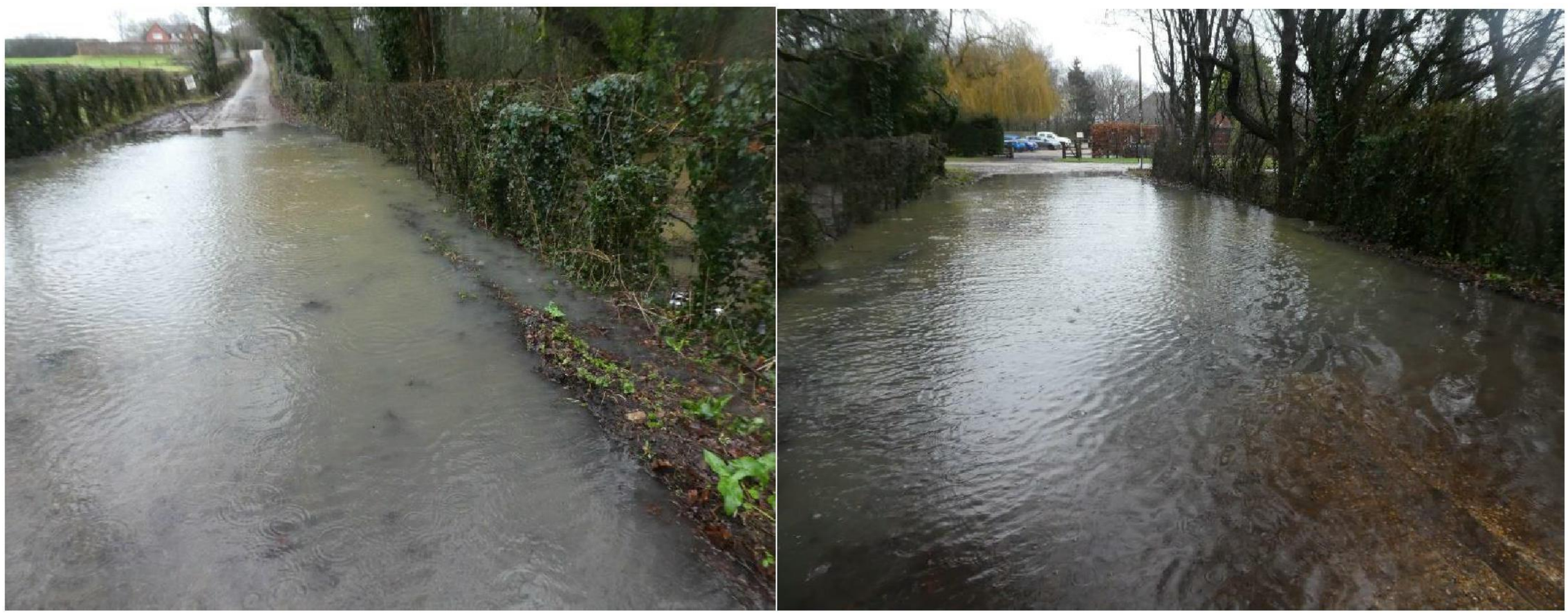
I writing to request that you contact WSCC LLFA to advise of some serious surface water flooding that took place at the above site on 27th January 2026. I believe it is important for them to know of the extent of this flooding in order for them to be able to make an informed consultation response on the above development.

Heavy rain caused surface water flooding to the western side of the site, its lowest lying part. This floodwater came not only from the higher parts of the site itself in the east and southeast but also from offsite, down from Coombe Hill to its south.

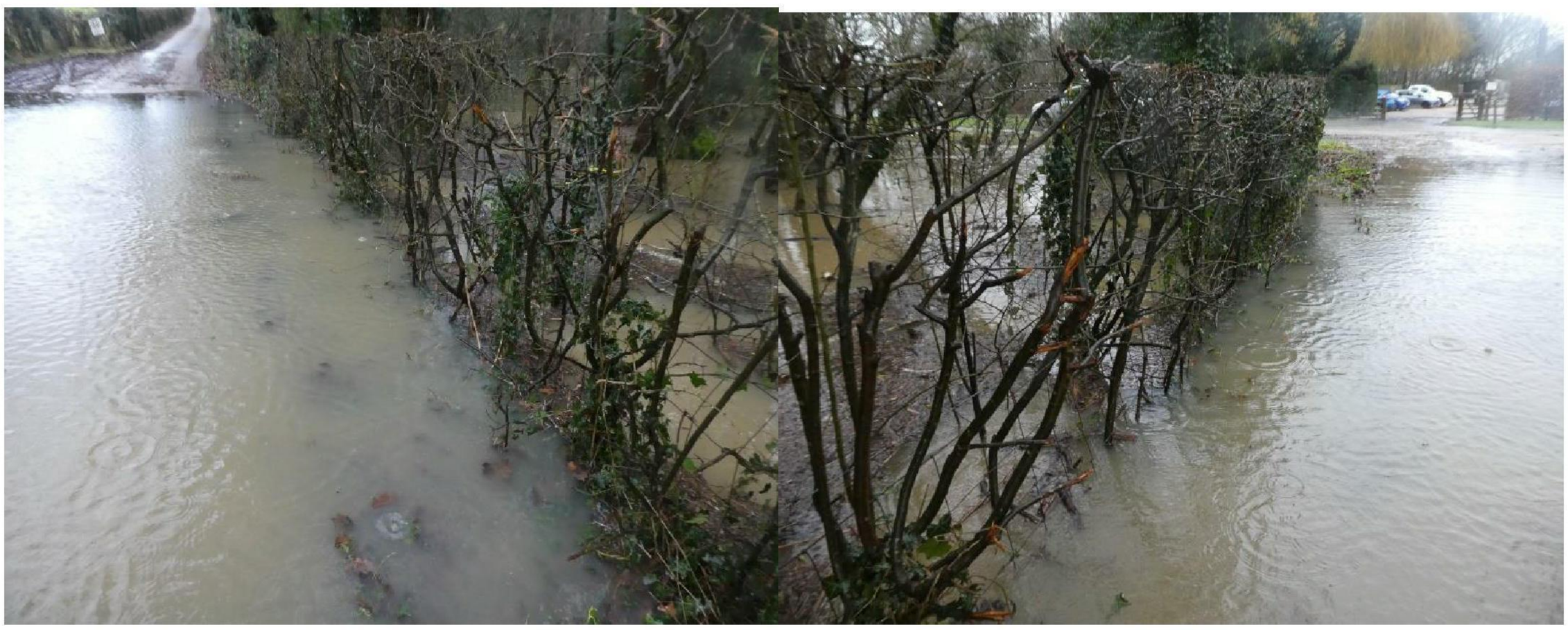
Copy of the site map with the red arrows showing the waterflow directions and the letters showing the locations of the photographs below, all taken 27/01/2026 at around 11:30am.



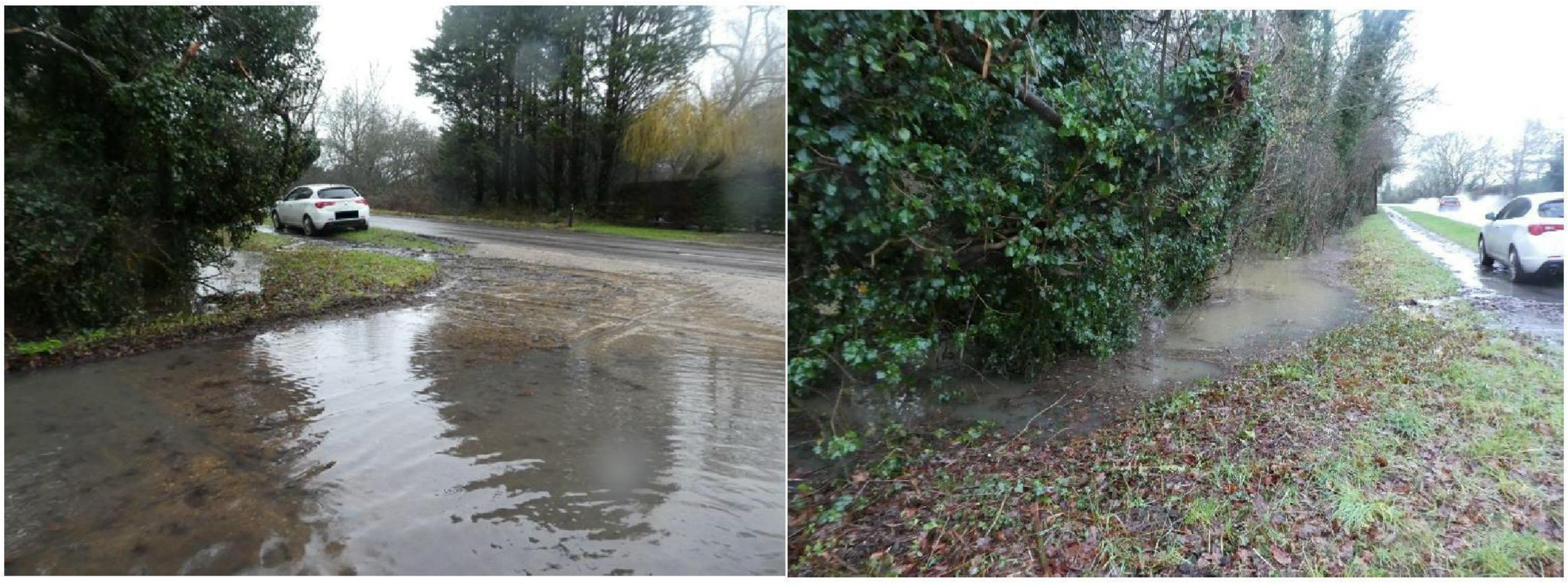
<u>Location A</u> - Photographs taken at the entrance to the bridleway 86HU by the B2118 London Road looking eastwards



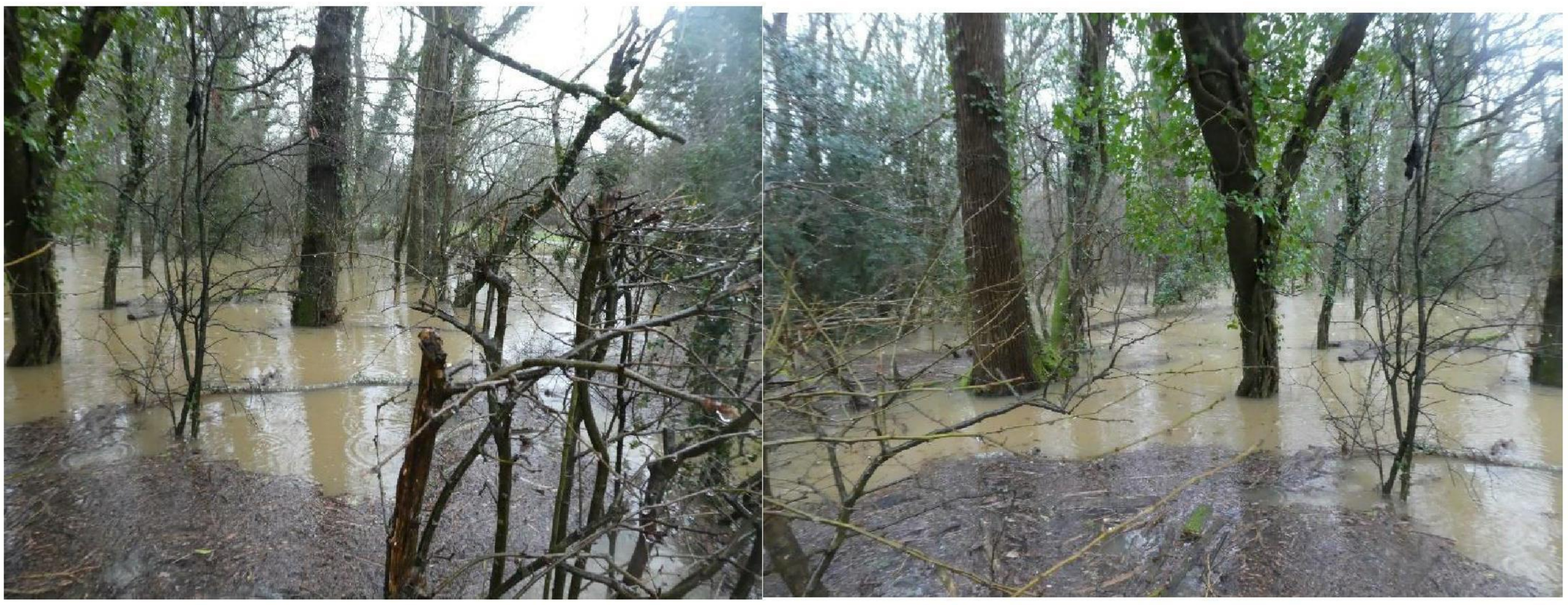
***Location A** – These Photographs show at least 10metres of flooding at a depth of 20cm or more at its deepest points. Left, photo taken looking eastwards and right photo taken looking westwards*



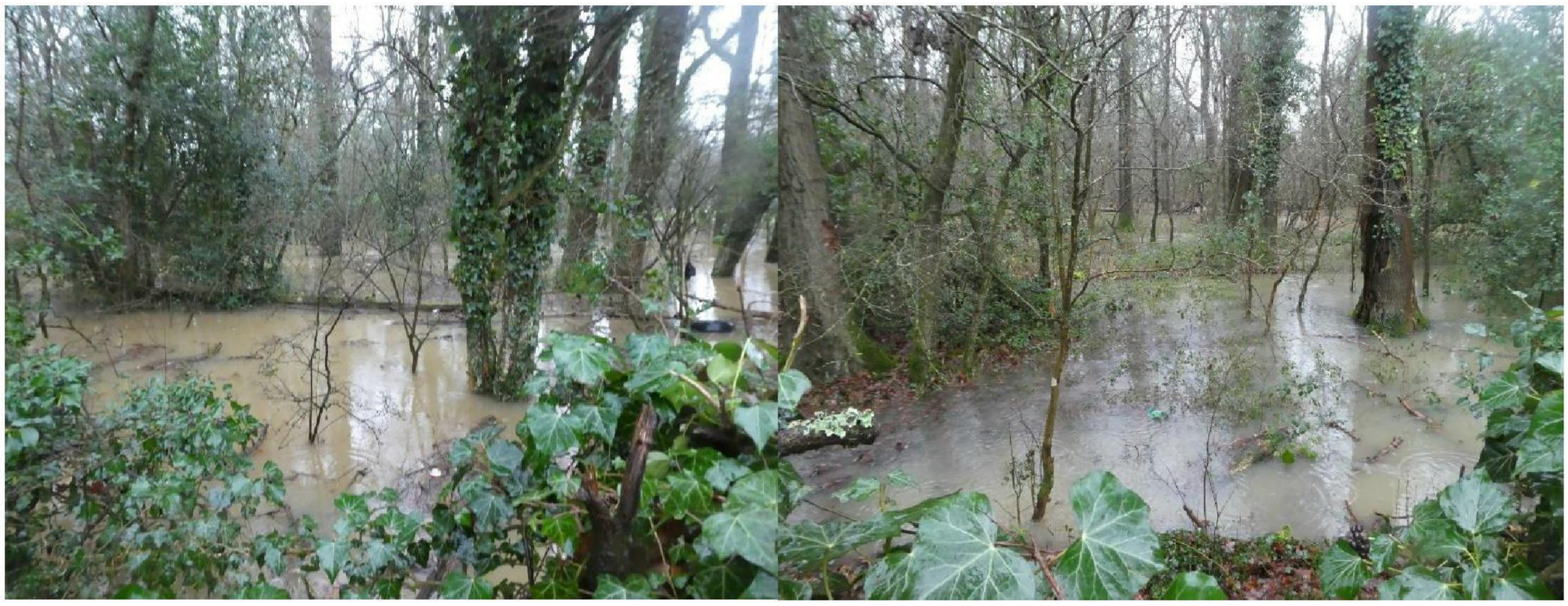
***Location A** – The floodwater was flowing from the Ancient Wood of Coombe Wood that sits along the south side of the bridleway 86HU. Left photo looking eastwards, right photo looking westwards.*



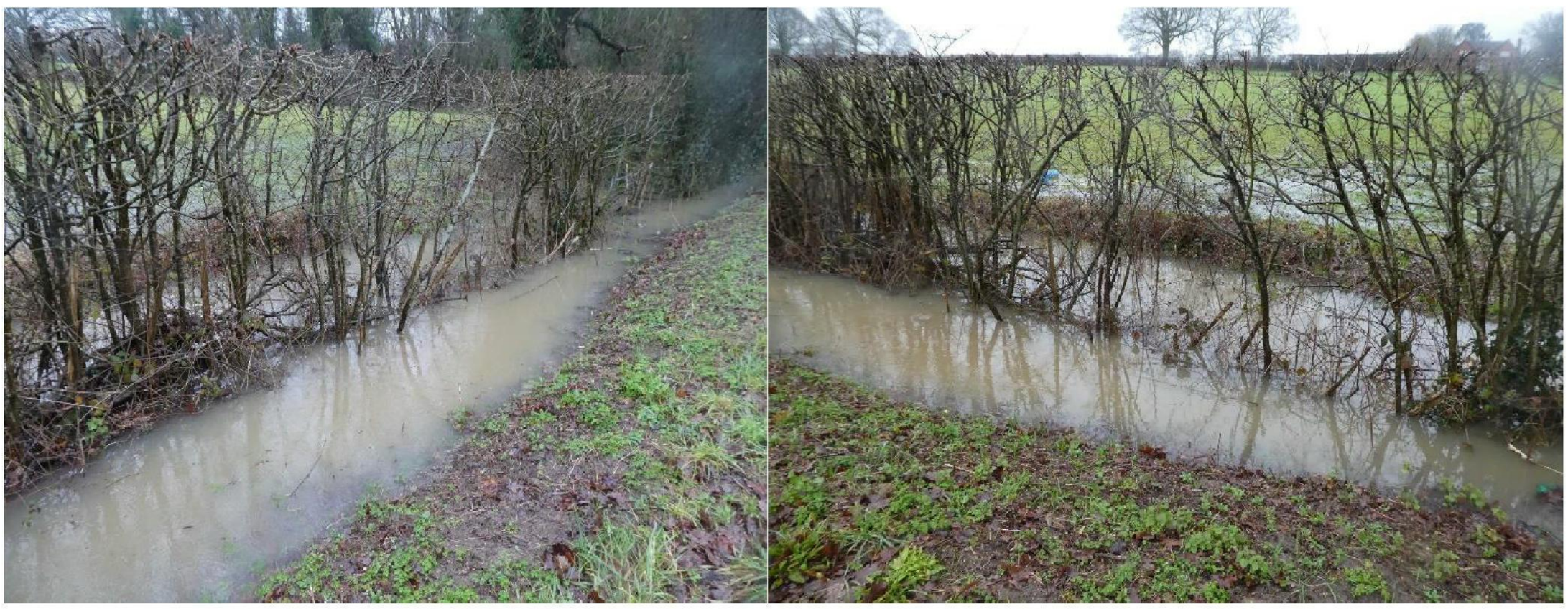
***Location A** – The Floodwater was so deep that residents wishing to access the properties on the bridleway 86HU had to leave their cars parked at the bottom on the B2118.*



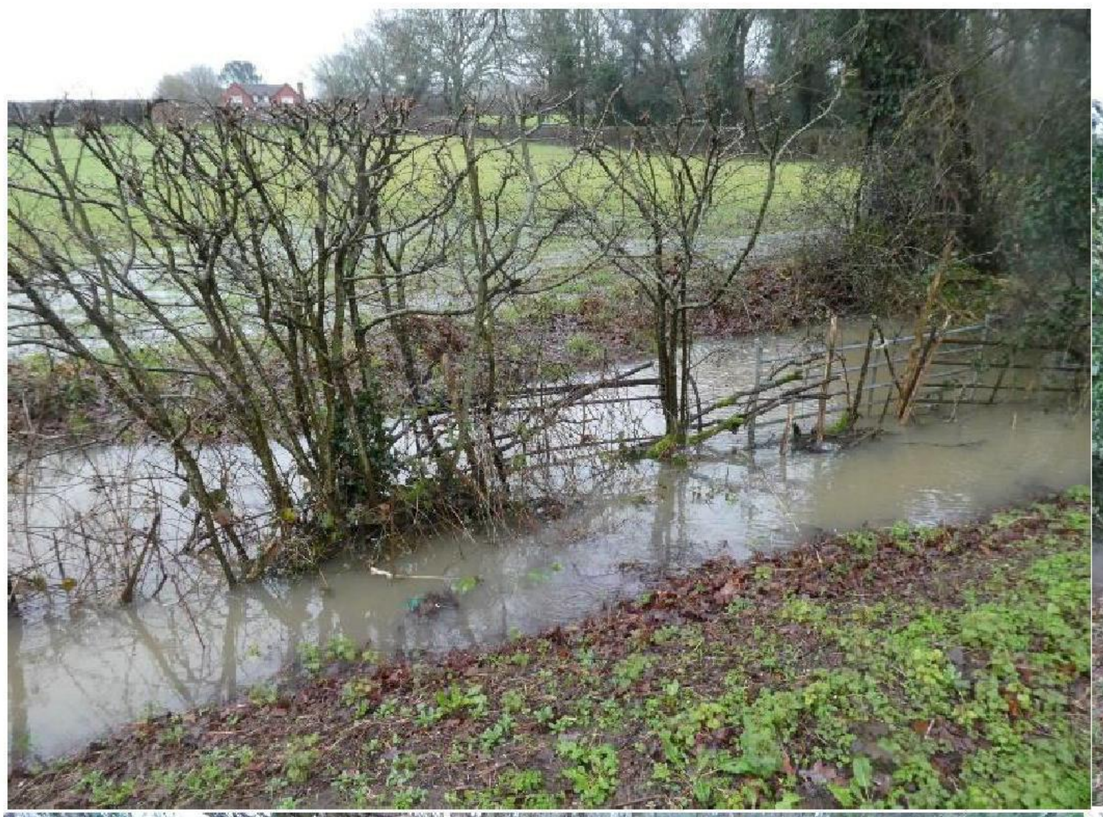
<u>Location B</u> – Flooding of the Ancient Wood of Coombe Wood along the southern side of the bridleway 86HU at its western end.

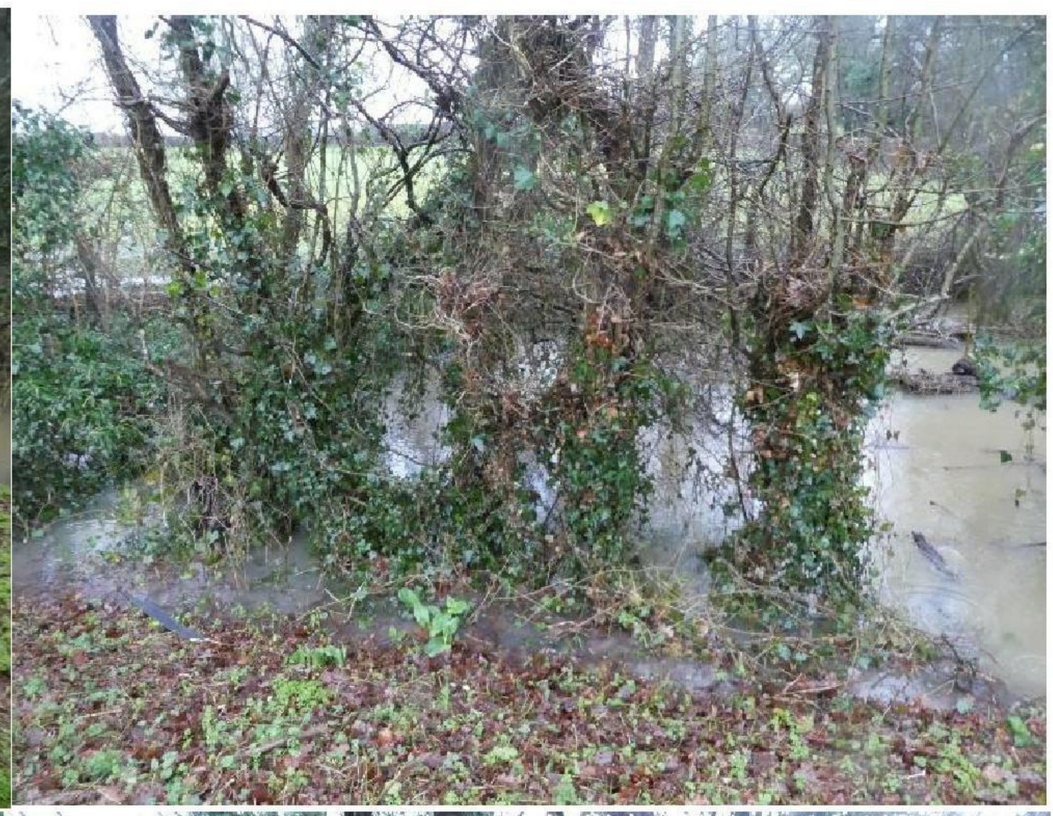


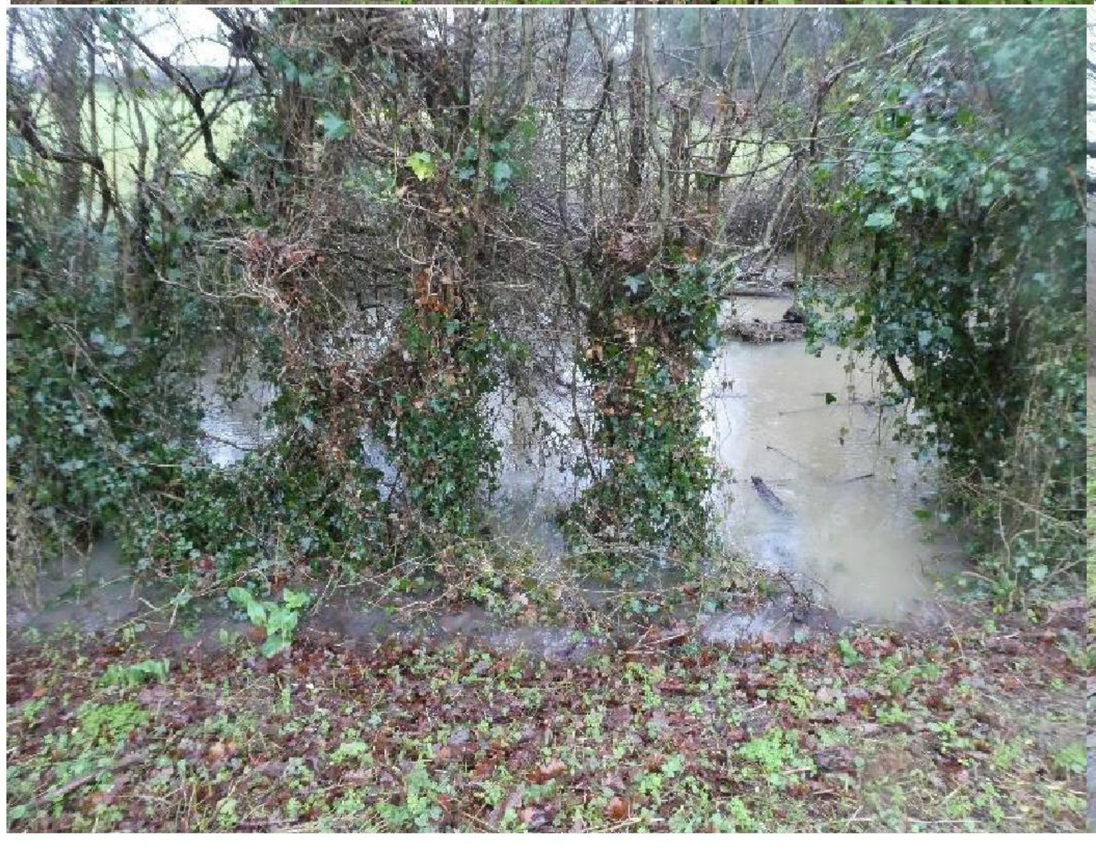
<u>Location B</u> – Further pictures of the flooding of the Ancient Wood of Coombe Wood. Most of the floodwater comes from the higher land above the southwest corner of the site and down Coombe Hill. That higher land is not under the applicant's control. There is a culvert that runs south to north under bridleway 86HU that should carry this water away from the wood but it does not have the capacity to do this. The floodwater therefore build up to the point that it is so high it flows over the bridleway.



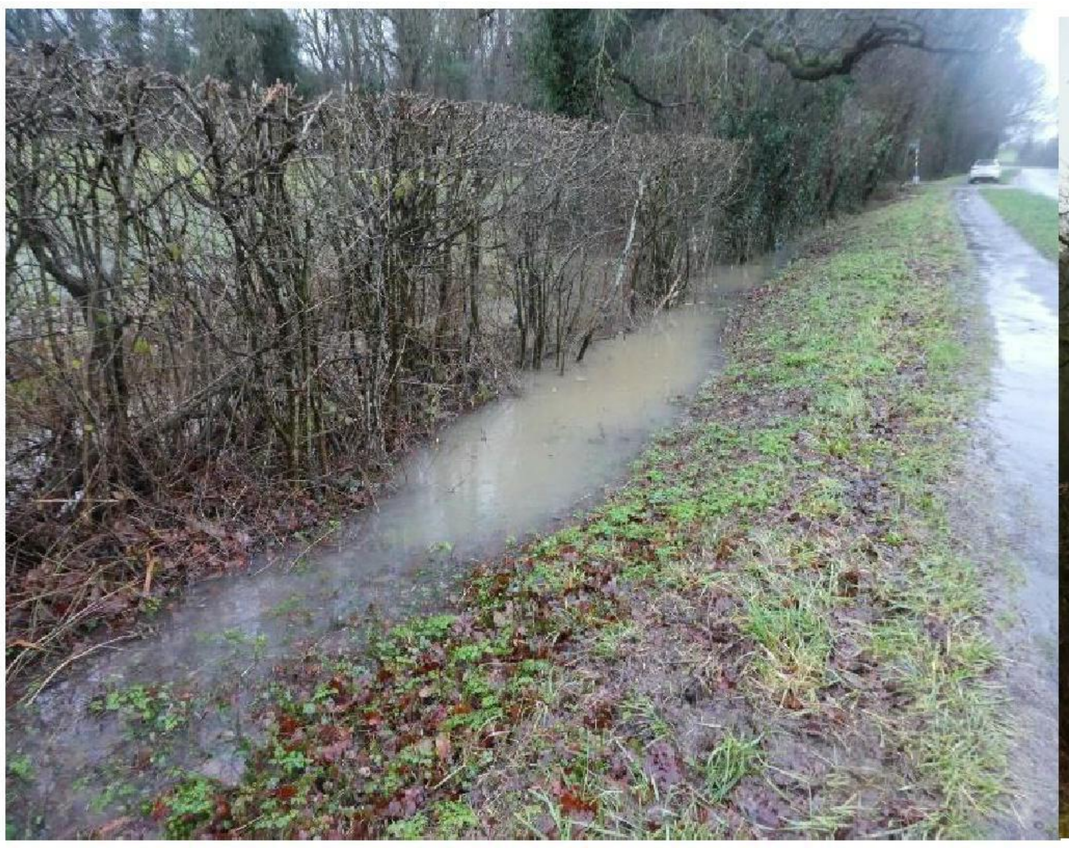
<u>Location C</u> – The Flooding continued along the western boundary of the site besides the B2118 Roadway.

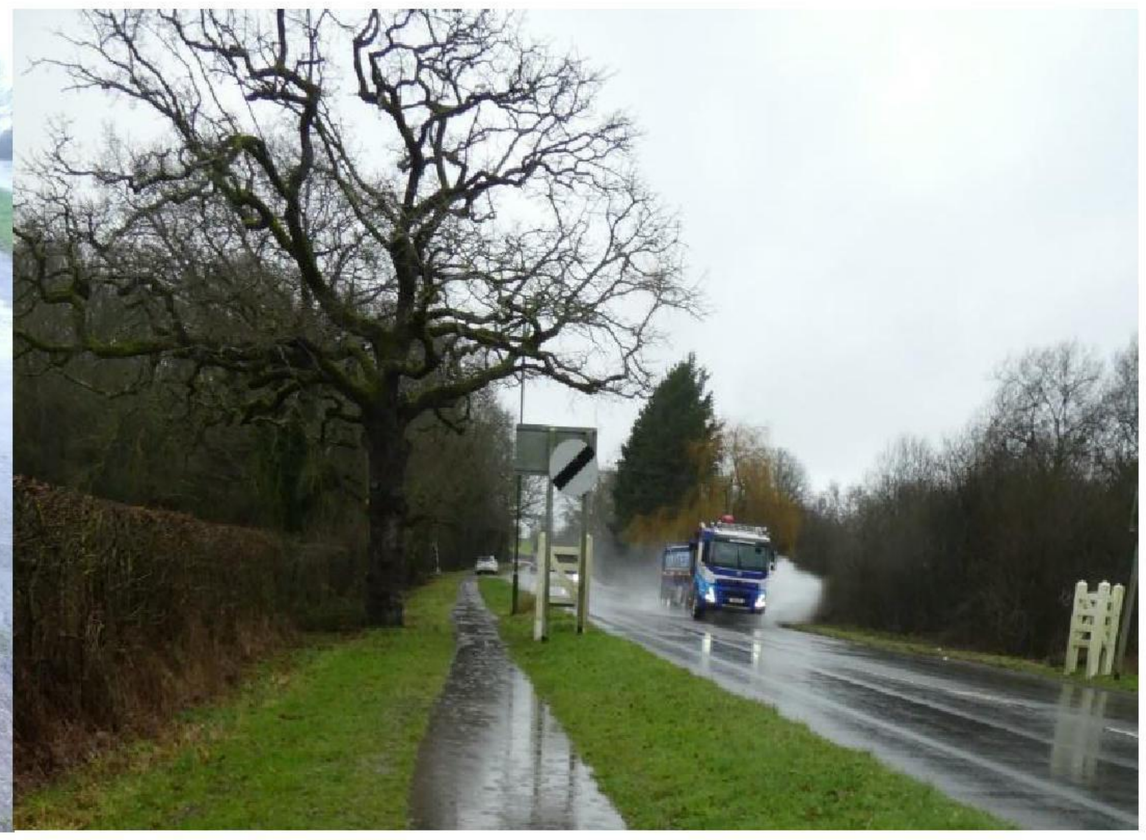






<u>Location C</u> – Further photos of the flooding continuing along the western boundary of the site with the B2118 Roadway





<u>Location C</u> -The B2118 roadway surface sits about 40cm higher than the bottom of the western boundary edge of the site, and it too suffers from surface water flooding that can cover over half of the roadway.

The watercourse that carries the floodwater south to north along the western boundary of the site is then culverted westwards under the B2118 and continues to flow, first westwards and then north, to eventually join the Adur River just before it reaches Mock Bridge. At the same time that this flooding of the site took place there was also continual flooding further down the watercourse as shown below.

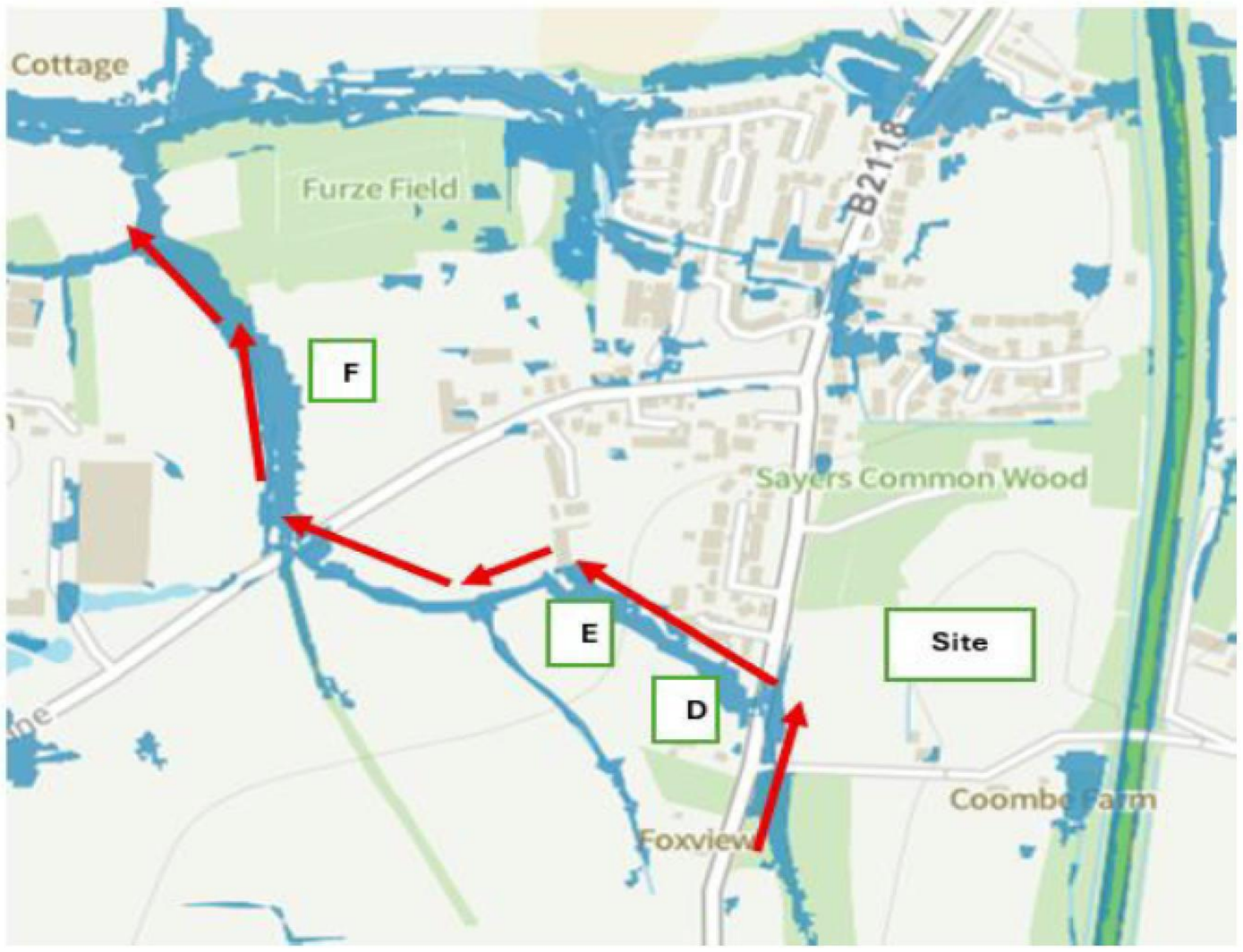
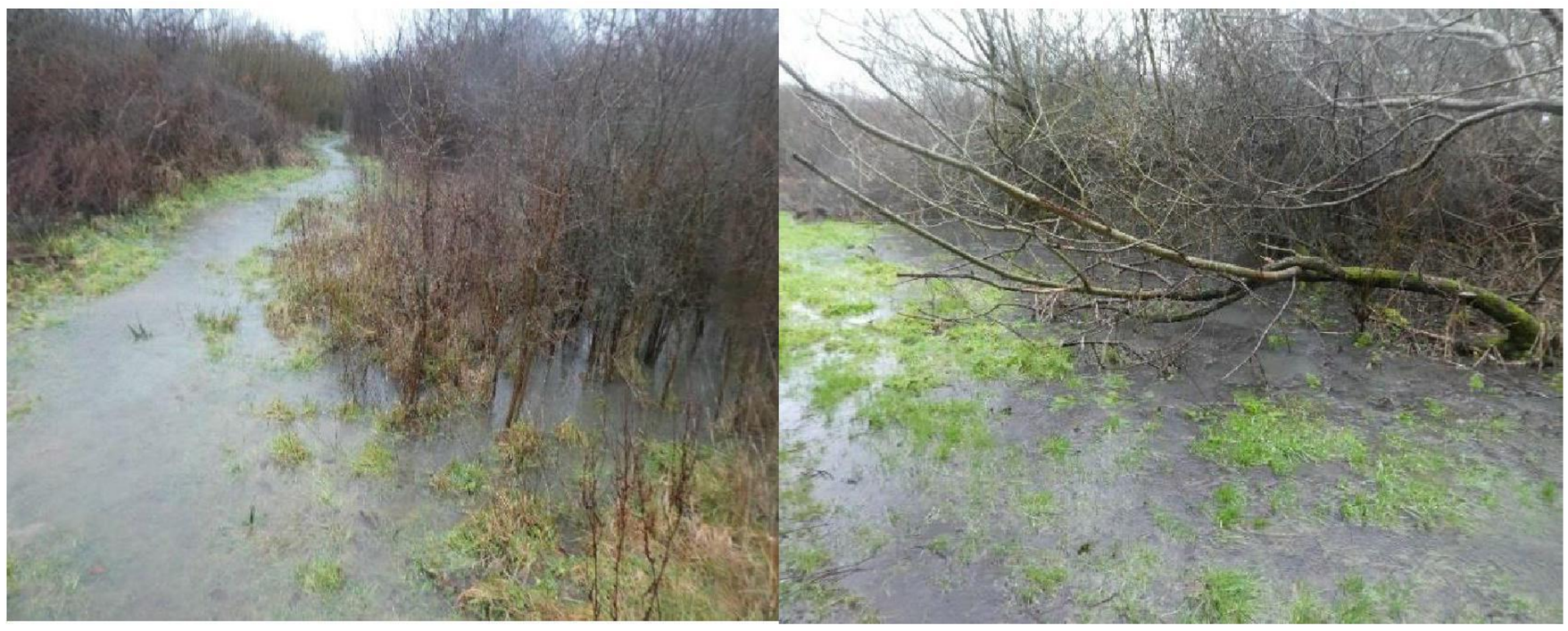
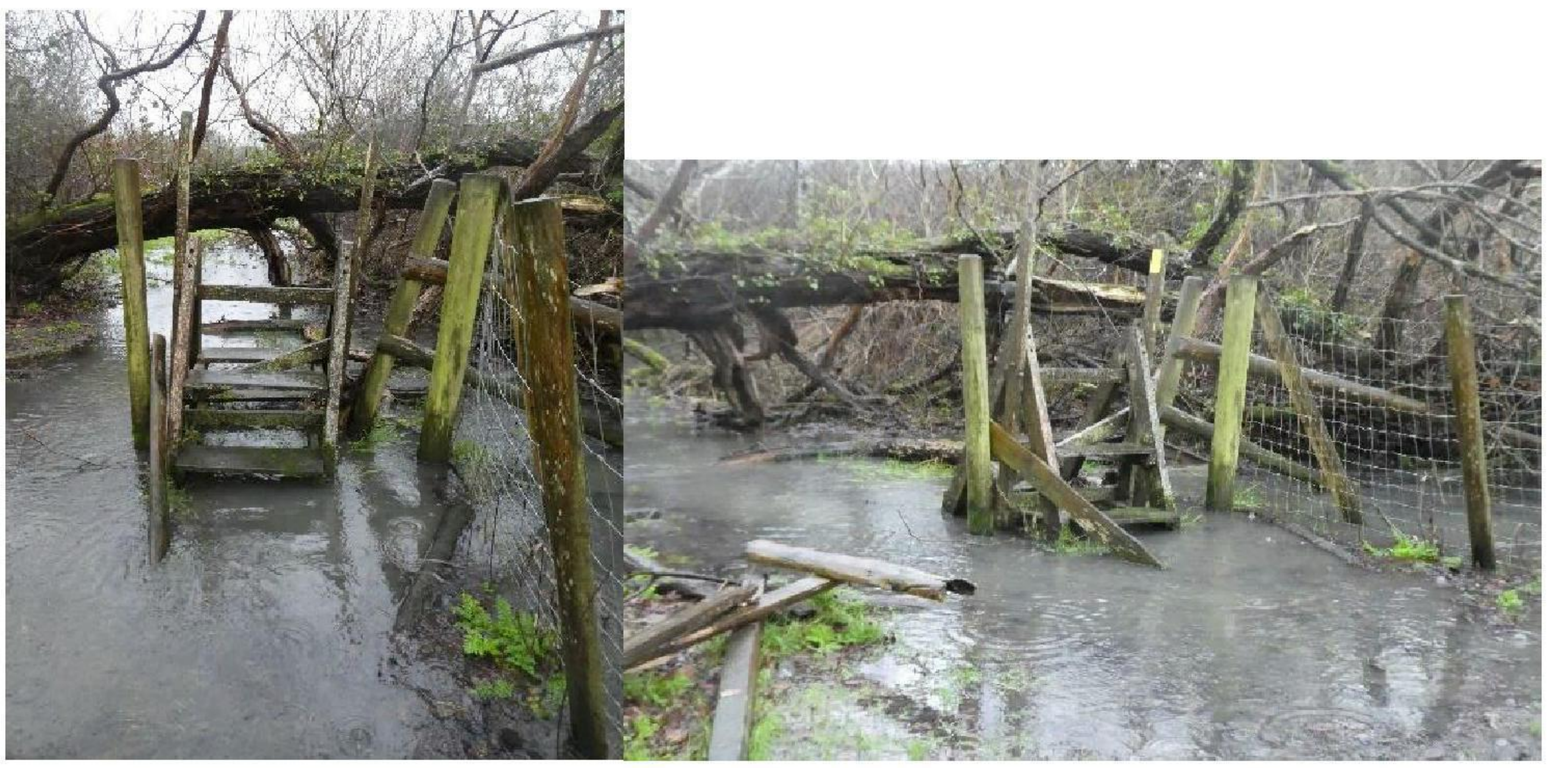


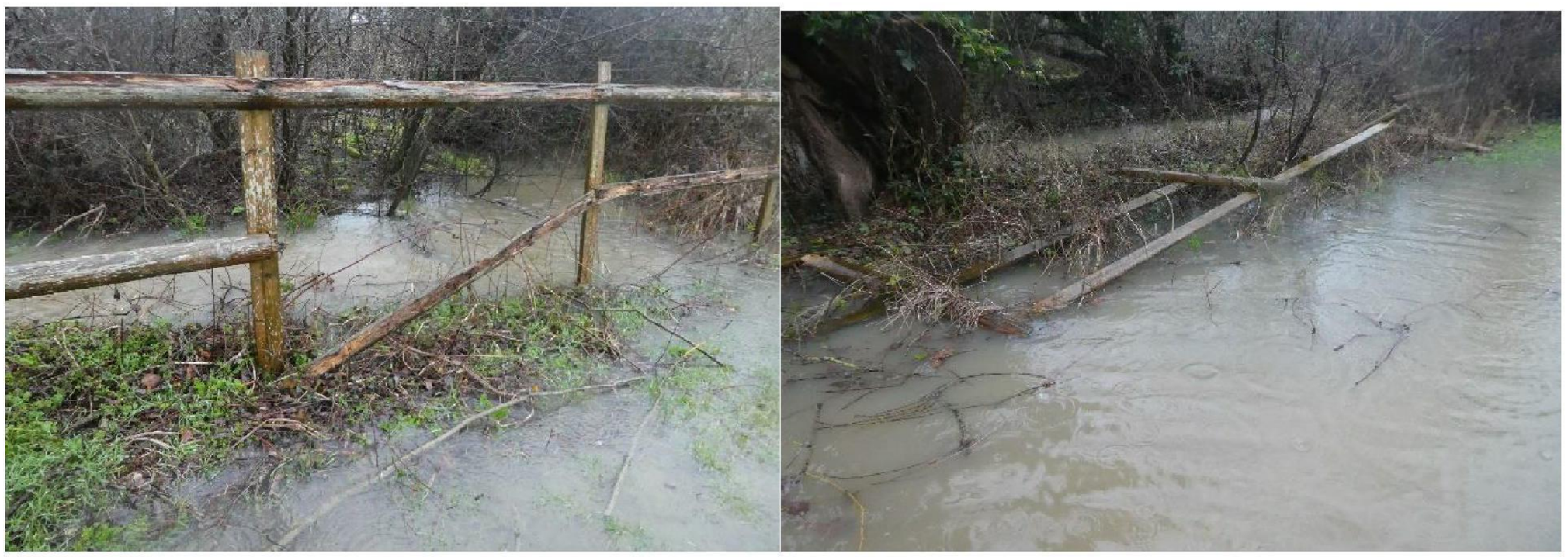
Diagram of water systems from the site showing the locations of the where the photographs below were taken, indicated by the letters. The red arrows show the direction of the watercourse which they were taken besides. All photographs were taken between 11am and 11:30 am on 27/01/2026



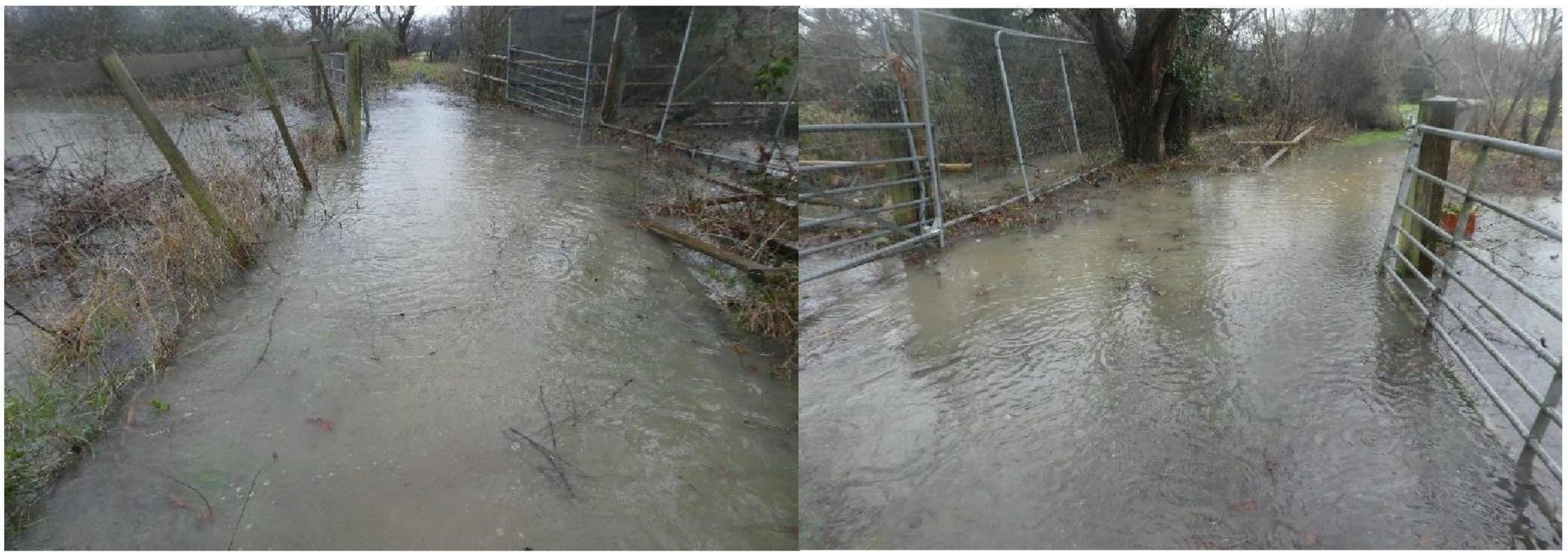
<u>Location D</u> – The footpath 11HU going through the field on the western side of the B2118 opposite the site.



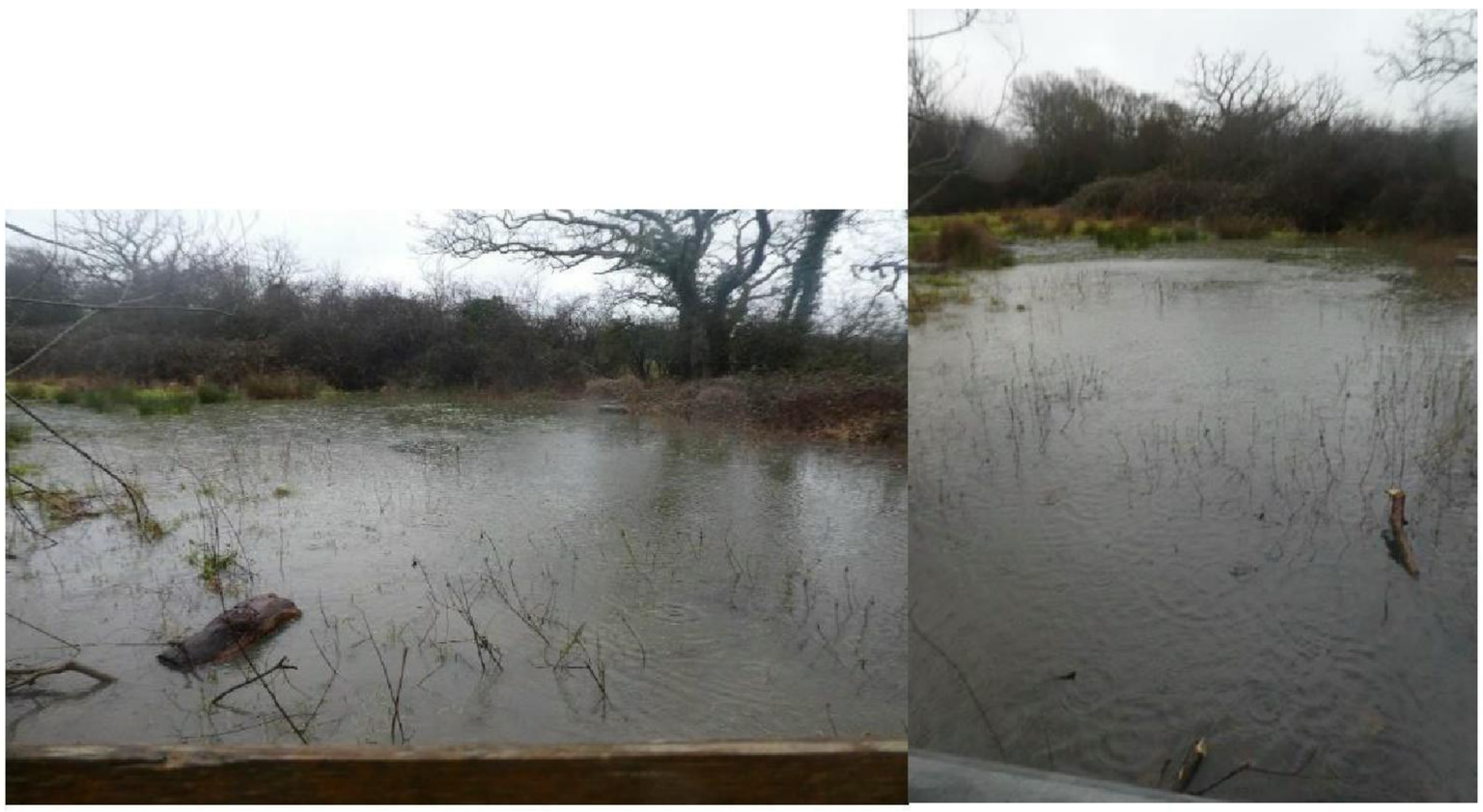
The footpath 11HU and stile in the middle between locations D & E



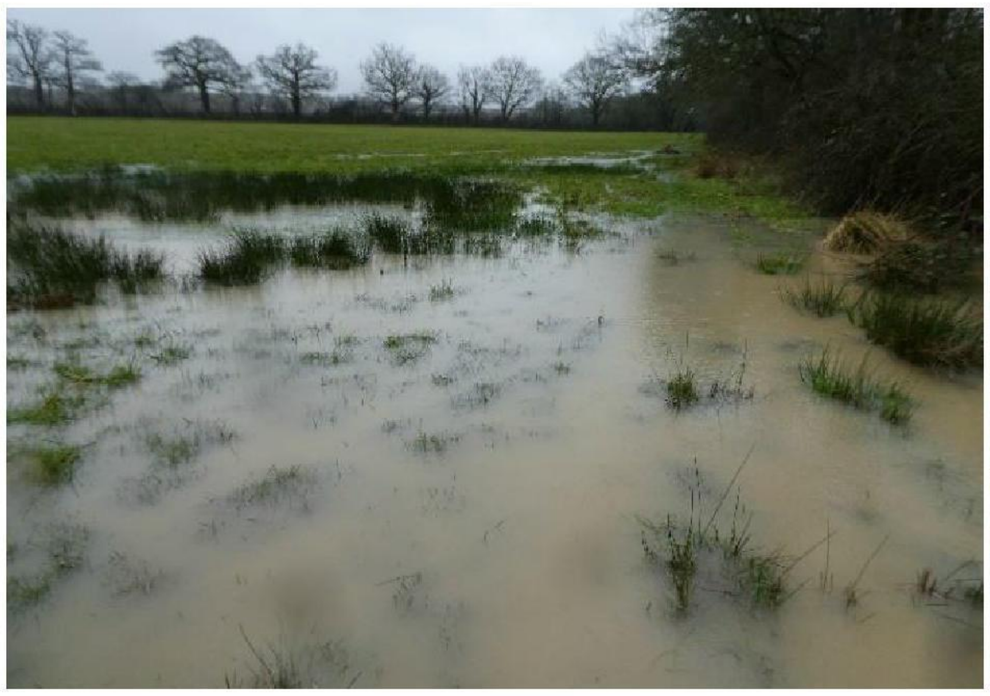
<u>Location E</u> – the watercourse overflowing and flooding footpath 11HU

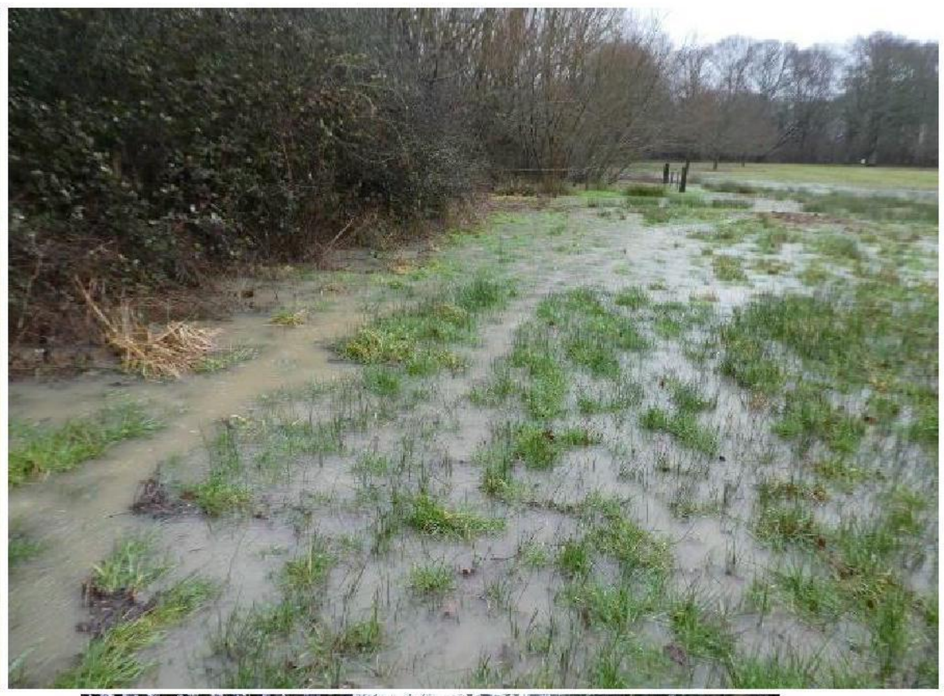


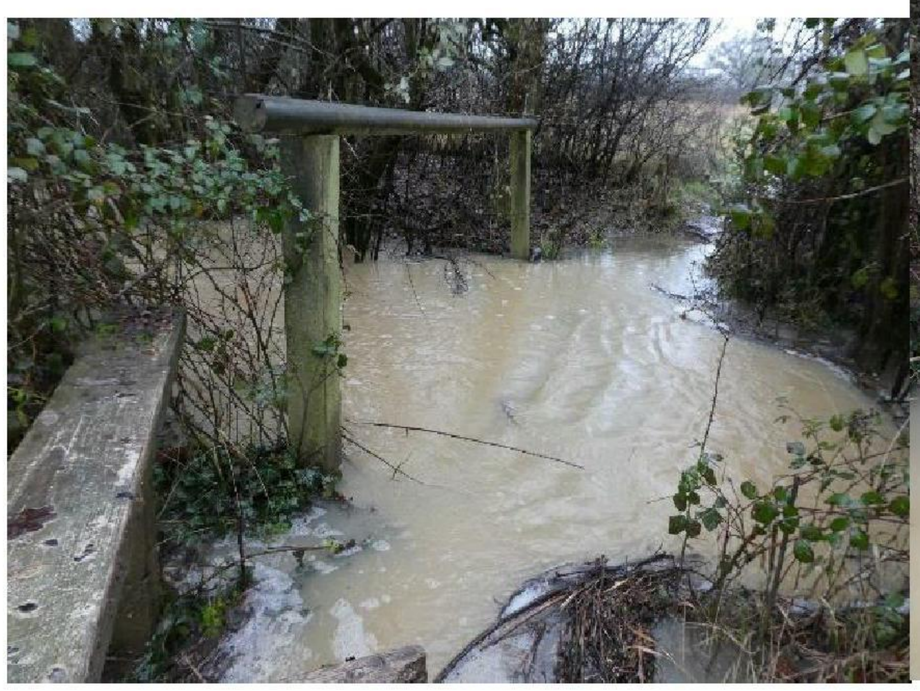
<u>Location E</u> – Footpath 11HU flooded to depths of up to 20cm

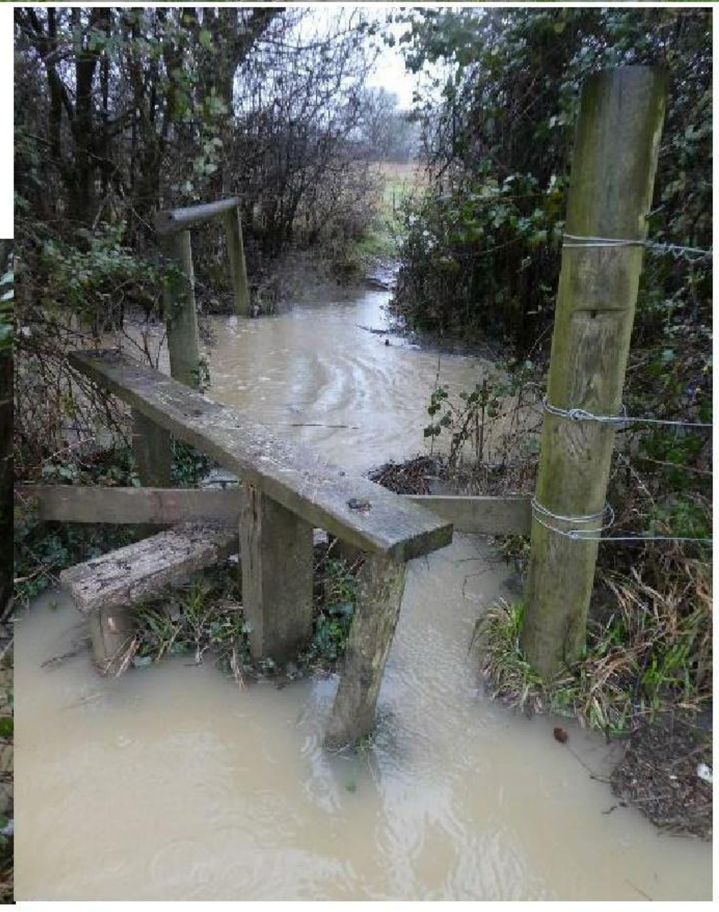


<u>Location E</u> – Flooded land on the south side of footpath 11HU









<u>Location F</u> - Flooding not only of the field that footpath 1AL goes through but also the footbridge that carrys it across the watercourse which has been completely submerged by the floodwater.

It was raining at the time of these photographs and continued to do so afterwards. The water levels were continuing to rise and did so for some time until the after the full effects of the rain had been felt.

It is not clear that the applicant for this site DM/25/2661 has given yourselves the full details of the extent of surface water flooding that takes place in their site. Nor is it clear that WSCC LLFA have been made fully aware of its depth and extent. For WSCC LLFA to make informed conclusions on the application without knowing this would lead to a high risk of those conclusions being unsafe.

The applicant is proposing to drain the whole of their site down to this watercourse. They need to demonstrate that they are constructing large enough attenuation basins to hold all of its surface water flooding during these times of heavy rain, when discharge to the watercourse would cause flooding on site and further downstream. The calculations they have so far provided do not appear to have taken account of such a large amount of surface water flooding on their site and have under estimated the amount of offsite floodwater that enters the site downhill from Coombe Hill south of the ancient woodland.

I would therefore be grateful if you could ensure that WSCC LLFA are made aware of the above new flooding evidence so that they have been given full details by yourself in order to reach informed, correct and safe conclusions concerning flooding and the drainage of this site.

I thank you for your help in this matter.

Yours sincerely

[redacted]

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