

Stuart Malcolm  
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 30 January 2026

Planning Reference: **DM/25/3067**

Site Address: **Land West Of Kings Business Centre Reeds Lane Sayers  
Common West Sussex**

Planning Description: **Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.**

Statutory Response Due by: **13 February 2026**

Dear Stuart

Thank you for your consultation on the above site, received on 23<sup>rd</sup> January 2026. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment and Drainage Strategy | Prepared by Motion, Dated 27 November 2025 | Ref: 1rdsay 2406076
- Technical Note: TN01 – Response to LLFA Comments | Prepared by Motion | Dated 15 January 2026
- Drawing: Levels Strategy | Prepared by Motion | Dated 14 January 2026 | Ref: 2406076-0310 | Rev: P02

The LLFA previously responded to the application on the 23 December 2025 outlining five objection points to be addressed by the applicant. The applicant has since submitted a Technical Note responding to these objections. The LLFA has reviewed the new information alongside the Flood Risk Assessment and Drainage Strategy that accounts for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies of Mid Sussex District Council.

We have **no objection subject to conditions being attached** to any consent if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Mid Sussex District

Council local planning policy and we would **object** until such time that the details below are submitted for review.

**Condition 1:**

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 & Drainage Strategy (Ref: 1rdsay 2406076, dated 27 November 2025) and Technical Note (dated 15 January 2026) 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 Policies of Mid Sussex District Council.

**Condition 2:**

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

**Reason:** To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Mid Sussex District Council.

**Condition 3:**

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1 [as listed above].

Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Mid Sussex District Council.

**Condition 4:**

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Ref: 1rdsay 2406076, dated 27 November 2025), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

**Reason:** To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Mid Sussex District Council.

**Informative:**

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

**Flood Risk Management Team**  
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