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West Sussex
PO19 1RH



Lead Local Flood Authority

Rachel Richardson
Mid Sussex District Council
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

Date 07 August 2025

Dear Rachel,

RE: DM/24/2874 – Twineham Court Farm, Bob Lane, Twineham, Haywards Heath, West Sussex, RH17 5NH

Thank you for your consultation on the above site, received on 22 July 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for the proposed removal of the modern disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.

We are concerned that the calculations utilise the incorrect parameters (i.e. CV value is not 1.0 and no climate change allowance on the 3.33% AEP event). Alongside this, there is flooding on nodes in the 1% AEP plus 40% climate change event. We would need to see justification as to how the flooding would be managed on site in order to not increase risk to existing and proposed vulnerable infrastructure.

We **object** to this planning application in the absence of a Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Calculation parameters are incorrect (i.e. CV needs to be 1.0 and climate change is needed on the 3.33% AEP event).
- Calculations show flooding in the 1% AEP plus 40% climate change event.
- No Flood Risk Assessment has been submitted for review.

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.

We will consider reviewing this objection if the issues highlighted below are adequately addressed.

- Calculation parameters are incorrect (i.e. CV needs to be 1.0 and climate change is needed on the 3.33% AEP event).
- Calculations show flooding in the 1% AEP plus 40% climate change event (US Node PS19 and PS1). We would need to see an overlay of where the flooding is and sufficient justification that this flooding will not affect vulnerable infrastructure on site (i.e. buildings).
- Whilst we note that a paragraph on flood risk has been included in the drainage assessment, an assessment of flooding from all sources (i.e. pluvial, fluvial, groundwater, artificial, historic and sewer) is required. Therefore, a proportionate FRA should be submitted for the level of development (including safe access and egress and resilience measures).
- The LLFA would need confirmation as to whether consent has been provided for the connection into the watercourse. At present, it is unclear.
- The LLFA would need confirmation as to whether third party land consent is required for the connection into the watercourse. At present, it is unclear.
- A maintenance and management plan has not been submitted. This needs to include responsibility of maintenance, action of maintenance, frequency of maintenance and any arrangements for adoption. We note that this **can be conditioned** once the above objections have been rectified.
- A construction management plan has not been submitted. This needs to include any temporary or permanent construction measures. We note that this **can be conditioned** once the above objections have been rectified.

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.

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;

- Report: SuDS and Foul Drainage Assessment Including FRA, prepared by GTA Civils and Transport, 02 December 2024, REF 12391B REV 02