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Lead Local Flood Authority

Stuart Malcolm
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 19th March 2026

Dear Stuart,

RE: DM/26/0238 – LVS Hassocks, London Road, Sayers Common, Hassocks, West Sussex, BN6 9HT

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

This is a hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.

For transparency, the applicant engaged in our pre-application advice service at the end of 2025.

For ease, we have split the comments up based on full and outline.

Following the release of the updated National Standards for SuDS, the LLFA have completed a review in line with our statutory consultee responsibility for surface water drainage. We advise seeking input from other consultees with more specific expertise in relation to Standard 5 (amenity) and Standard 6 (biodiversity).

For the full application (new school and access):

We are pleased to see permeable paving, swales, rainwater harvesting, green roof and attenuation basins proposed to manage the surface water.

As highlighted in paragraph 4.3.3. of the FRA, there is a surface water flow path in the south-east of the site, which crosses the proposed access route. We require further detail in relation to how the residual risk that would occur if the surface water drain in the south-east of the site was blocked. The path the surface water would take is likely to follow the flow path in the EA Risk of Flooding from Surface Water modelling. While it is stated that the access is not at fluvial flood risk, safe access for a design flood for surface water flooding also needs to be demonstrated.

As raised during the pre-app, the surface water drainage features shall not be located in areas at risk of surface water flooding in the 1% AEP event, unless designed to operate under flood conditions. The basin is currently in an area of 1% AEP surface water flood risk, which means the basin could have reduced capacity in a 1% AEP event.

It appears that the outfall for basin 1 is reliant on phase 2 (outline residential application) drainage network. It is therefore unclear how the surface water from the school will be managed while phase 2 is being designed and constructed.

Conveyance swales are mentioned in the report and in drawings, however they do not appear to be connected to the wider network and are not included in calculations. In addition, as the levels for the swales aren't included in drawings, and cross sections are not provided, it is unclear whether there will be a conflict between the surface water pipes and the swale under the grasscrete parking for the relocated school.

As it could affect the layout of the site, which is being set at full application stage, we require the rainwater harvesting details now. This is not something we are able to condition for the full section of the application.

For the full, we would expect the detailed design of the surface water drainage features, as their design can affect the layout of the site.

Table 7.1: Existing and proposed site areas (developable area)

Land use	Existing area (ha)	Proposed area (ha)
Impermeable	0.650*	4.300
Permeable	13.759	10.109
Total	14.409	14.409

For the outline:

We are pleased to see source control SuDS have been considered for the outline section, including permeable paving, rain gardens and swales. As the site progresses, we will expect to see these included, plus any others that become feasible as work progresses.

Whilst not an issue at this stage, we would encourage further consideration of rainwater harvesting in the outline section of the site, as West Sussex is seriously water stressed.

We have some concerns about the proposals to re-use the existing headwall, as Page 5 of the CCTV survey shows it appears to be in poor condition. In addition, it does not appear to currently discharge directly into the watercourse along the southern boundary of the site. As this is an outline application, this can be addressed at reserved matters.

As raised in pre-app, to ensure that watercourses are not infilled, we request that all watercourses are clearly shown on the drainage layout, with a 3m easement from the top of bank for maintenance access. In addition, we believe that the 3m easement for the basins could be more clearly shown on drawings. While 'maintenance track' is written by each basin, it is unclear where the 3m would be.

Whilst not entirely within our remit, we did notice that the foul pumping station is in close proximity to basin 2. This could create adoption issues later. As reserved matters stage, the exceedance plan will need to demonstrate the critical infrastructure (foul pumping station and the sub-station) are safe from surface water flood risk.

For the outline, we will recommend conditions to cover the detailed drainage design and other aspects, as previously discussed.

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted. When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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Annex

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

Flood Risk Assessment by LDE, 14.01.2026, Issue R1(1)