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Lead Local Flood Authority

Joanne Fisher
Development Control
Mid Sussex District Council
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Haywards Heath
West Sussex
RH16 1SS

Date 7th September 2026

Dear Joanne,

RE: DM/26/1961 and DM/26/1962 - Land At Foxhole Farm, Foxhole Lane, Bolney, West Sussex

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

DM/26/1961 is an application for the Approval of reserved matters (appearance landscaping layout and scale) following outline approval of DM/25/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure.

DM/26/1962 is an application to Discharge condition nos 7, 12, 16, 17, 26, 30, 36, 37 and 41 relating to planning application DM/25/1129. Conditions 7 and 30

For reference, condition 7 is worded as follows:

Prior to or in conjunction with the submission of the first Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved drainage strategy and discharge rates as contained within the approved Flood Risk Assessment, Drainage Strategy and both addendums. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable Drainage System and the measures taken to prevent pollution of the receiving surface waters.

- Provide detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and

long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.)

- Demonstrates that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 plus climate change allowance critical storm duration*
- Demonstrates that any flooding that occurs when taking into account climate change for the 1 in 100 plus climate change allowance critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes or occur in any vulnerable areas of development (e.g. pumping station or electricity station).*

Condition 30 is worded:

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

As the two applications are inter-linked, we have combined the comments.

The Lead Local Flood Authority have no comments to make in relation to foul sewerage disposal.

Following a review of the documents submitted, we **object** to both planning applications and require additional information. For ease, we have structured the comments based on the NSfS.

Standard 1 (Runoff Destinations):

As West Sussex is seriously water stressed and there is non-potable demand for water (for example for irrigation), we would expect rainwater harvesting to be a material element of the SuDS scheme. This would also help with meeting the requirements of Standard 2. Water companies provide Environmental Incentives for rainwater harvesting, when designed in accordance with their requirements.

The northern catchment will discharge into an existing culvert under Foxhole Lane, which outfalls into an existing watercourse. We require evidence that the route and capacity of the culverts has been considered in the detailed design, to ensure flood risk does not increase elsewhere. It currently appears that this outfall is located outside the red line boundary, therefore agreement with the third-party landowner will be required.

The southern catchment will discharge into an existing ditch adjacent to Cowfold Road. While it is stated that the existing ditch ultimately discharges into the existing sewer network, we are of the understanding that the ditch may be culverted under the houses along Cowfold Road, before becoming an open watercourse south of the houses.

For both outfalls, the location of the watercourses/culverts and their onwards connectivity shall be clearly shown on drawings.

Standard 2 (Interception):

Insufficient information has been provided to demonstrate compliance with Standard 2 of the NSfS. We would recommend that the applicant refers to [West Sussex County Council Sustainable Drainage Systems guidance](#). It is noted that permeable paving was included within the outline drainage strategy, but is not included in these applications; subject to appropriate design, these features are likely to make a positive contribution towards meeting the interception requirements of Standard 2. Other source control SuDS features such as bioretention areas and swales are also likely to assist with meeting Standard 2.

Table 3.2 in Outline Drainage Strategy covers features we would suggest should be used for this site.

This is also likely to help reduce reliance on oversized pipes, which does not qualify as following the 'SuDS Approach'.

Standard 3 (Management of Everyday Rainfall and Flooding):

We have concerns that basin 11 is in an area identified at risk of flooding in the 1% AEP event from surface water. In a flood event, it is unlikely that there would be sufficient capacity to accommodate both the existing surface water flooding and the additional surface water runoff resulting from the increased impermeable area associated with the proposed development. Evidence is required to demonstrate that this basin will operate under flood conditions, without increasing surface water flood risk elsewhere.

For avoidance of doubt, any ground raising in the north-east corner may also displace surface water flooding, and will therefore need to be carefully considered in the layout of the site.

Calculations for a surcharged outfall are required.

As the changes mentioned above will require amended calculations and corresponding drawings for the contributing areas, we have not completed a detailed review of the calculations at this time. Before submitting updated information, the applicant should ensure that the technical note, drawings and calculations correlate with each other.

Standard 4 (Water Quality):

The Simple Index Approach water quality assessment submitted does not reflect the treatment train used in each catchment.

Standard 5 (Amenity) and 6 (Biodiversity):

As these matters fall outside of the LLFA remit/expertise, we would expect the Local Planning Authority to seek input from other consultees with specialisms in these areas.

It is acknowledged that drawing 506 (Drainage Details Sheet 6) includes side slopes of 1:2 -1:3. This does not comply with the minimum design requirements for a basin in the Ciria SuDS Manual.

Standard 7:

It is unclear whether a 3m maintenance easement from the top of bank for relevant SuDS features and the ordinary watercourse have been considered in the layout. It is important that these both have maintenance access for the lifetime of the development.

The details are covered by conditions 27 and 28 of the outline decision notice. We will assess the details when the discharge of conditions applications are received.

We will review our comments on receipt of additional information. The matters above shall be demonstrated at this stage of planning, as it may affect the layout, scale and appearance of the site, which is being approved through the reserved matters application.

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 County Council. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

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