

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Katherine Williams
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 6th August 2026

Dear Katherine,

RE: DM/26/1771 - Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex

Thank you for your consultation on the above site, received on 29th July 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a reserved matters application (access within site, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure.

Following a review of the documents submitted, we **object** to this planning application. We require additional information with regards to the following:

1. The layout currently relies on a piped network and a deep basin (2.23m, with water level of 2.181m). This does not follow the SuDS Approach mentioned in the [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#). The application shall use source control SuDS features such as permeable paving, bioretention areas and swales.
2. As West Sussex is a seriously water stressed area, we expect rainwater harvesting to be a core part of Sustainable Drainage Strategies. Any omission of rainwater harvesting shall be strongly justified. It is acknowledged that this is likely to be in conjunction with a lesser priority final destination.
3. It is unclear how Standard 2 (Interception) of the National Standards for SuDS is met. Use of source control SuDS features is recommended. If rainwater harvesting is utilised and compliant with the relevant British Standard, the application will be compliant with Standard 2. Water companies may provide Environmental Incentives for use of SuDS and Rainwater Harvesting.
4. For the hydraulic calculations, we require the following:
 - FEH2022 rainfall
 - Cv value 1 for both summer and winter storms
 - Calculations for 30 year plus climate change event
 - Evidence that the 2 year event has no surcharging

5. In the drawings, the following are required/need amending:
 - The outfall and part of the piped network are both outside the red line boundary. While we note the comment about land ownership in the drainage technical note, we require evidence that any necessary easements are in place for the lifetime of the development. This is to ensure that the outfall and other parts of the network that are outside the red line boundary are suitably maintained.
 - In the catchment plan, the catchments are not drawn on. This means we are unable to cross reference with the drainage layout.
 - We require an impermeable area plan, which corresponds with the drainage layout. This may be useful when addressing Standard 2 (Interception).
 - The pipes need to be labelled.
 - The flow control invert level does not match the calculations. In addition, the flow rate is covered by the red line.
6. For the maintenance section, we require a drawing showing maintenance responsibilities, which can then be shared with those responsible for maintaining the surface water drainage system.
7. Cross sections for the drainage system are required. Please note that these shall consider the high groundwater levels.

Note for case officer: the details for condition 8 are likely to affect the layout of the site. As this was recommended by the Environment Agency, we consider it appropriate for them to confirm that their recommendation has been satisfactorily addressed.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex:

The following documents were reviewed when responding to this application:
Technical Note 01: Drainage Technical Note by Brookbanks, 07/05/2026, revision A
Planning Drainage Layout by Brookbanks, 05/05/2026, revision P2