



Project Name : Land off Reeds Lane, Sayers Common

Job No : 22-258

Note Title : Flood Risk Assessment and Drainage Strategy Addendum No. 2

Author : CJR

Checked : JW

Approved : GG

Date : 30 January 2026

1.0 INTRODUCTION

1.1 *Background*

1.1.1 Odyssey was commissioned by Antler Homes to provide flood risk and drainage advice, incorporating a surface water and foul drainage strategy, in support of a planning application for residential development at Sayers Common.

1.1.2 The Flood Risk Assessment (FRA) and Drainage Strategy was submitted to Mid Sussex District Council in June 2025 as part of planning application (reference DM/25/1434).

1.1.3 Following the submission of the planning application, comments on the proposed drainage strategy were received from West Sussex County Council (WSCC) in their capacity as the Lead Local Flood Authority (LLFA) in September 2025. These comments were addressed in FRA and Drainage Strategy Addendum No. 1 (ref **22-258-08A**). Further comments have since been received from WSCC LLFA in January 2026.

1.1.4 A copy of the most recent LLFA comments is provided in **Appendix A**.

1.1.5 This FRA Addendum, which should be read in conjunction with the submitted FRA and Drainage Strategy (ref. **22-258-05**), and FRA and Drainage Strategy Addendum No. 1 (ref. **22-258-08A**) addresses the comments from WSCC LLFA.



2.0 RESPONSE TO THE LLFA COMMENTS

2.1.1 The LLFA provided the following comments (*in bold italics*) in January 2026. Odyssey's response directly follows each comment.

“The LLFA acknowledges the northern catchment, as defined by the applicant, is proposed to discharge at a restricted rate to a culverted watercourse. Also at the northern outfall location, it has been clarified the existing watercourse falls from west to east. As there are proposals to construct additional surface water sewers outside the red line boundary, this will require third party agreements from the relevant asset owners”

2.1.2 The requirement for third party agreements is accepted. Initial correspondence has been undertaken and this would be progressed at detailed design stage.

“On the drainage strategy there is no details about the basin included. Cross sections of the basin are also required. The basin should be designed following the SuDS Manual and any relevant sections of the National SuDS Standards.”

2.1.3 The basin details are as follows:

- Plan area – 198.7m²
- Base area – 36.9m²
- Depth – 0.61m
- Slopes ranging from 1 in 4 slopes to 1 in 6 slopes. 1 in 4 slopes on the north and west sides, and 1 in 6 of the eastern side.

2.1.4 **Drawing 22-258-09** shows a plan and cross sections through the basins.

2.1.5 The basin would be designed following the SuDS Manual and National Standards for SuDS.

“This has been reviewed. The SAAR in the FEH point file does not match the SAAR used in the Greenfield Runoff Rate calculations.”

2.1.6 The SAAR used in the submitted greenfield runoff calculations was 811 millimetres (mm), from the ICP SuDS calculation method. The SAAR specified in the FEH point data is 825mm, which was used in the network calculations. This results in a lower greenfield runoff rate and higher rainfall applied to the model, which overall provides a more conservative drainage strategy.

2.1.7 The two sets of greenfield runoff rate calculations are presented in **Appendix B**, the previously submitted calculations using 811mm, and a new example calculation for the higher SAAR.



The calculations demonstrate that when the SAAR is 811mm, the greenfield run off rate (Q_{bar}) is 3.2 litres per second (l/s). When the SAAR is 825mm, the greenfield run off rate (Q_{bar}) is 3.3l/s. The drainage strategy proposes the lower discharge rate of 3.2l/s.

DRAWINGS

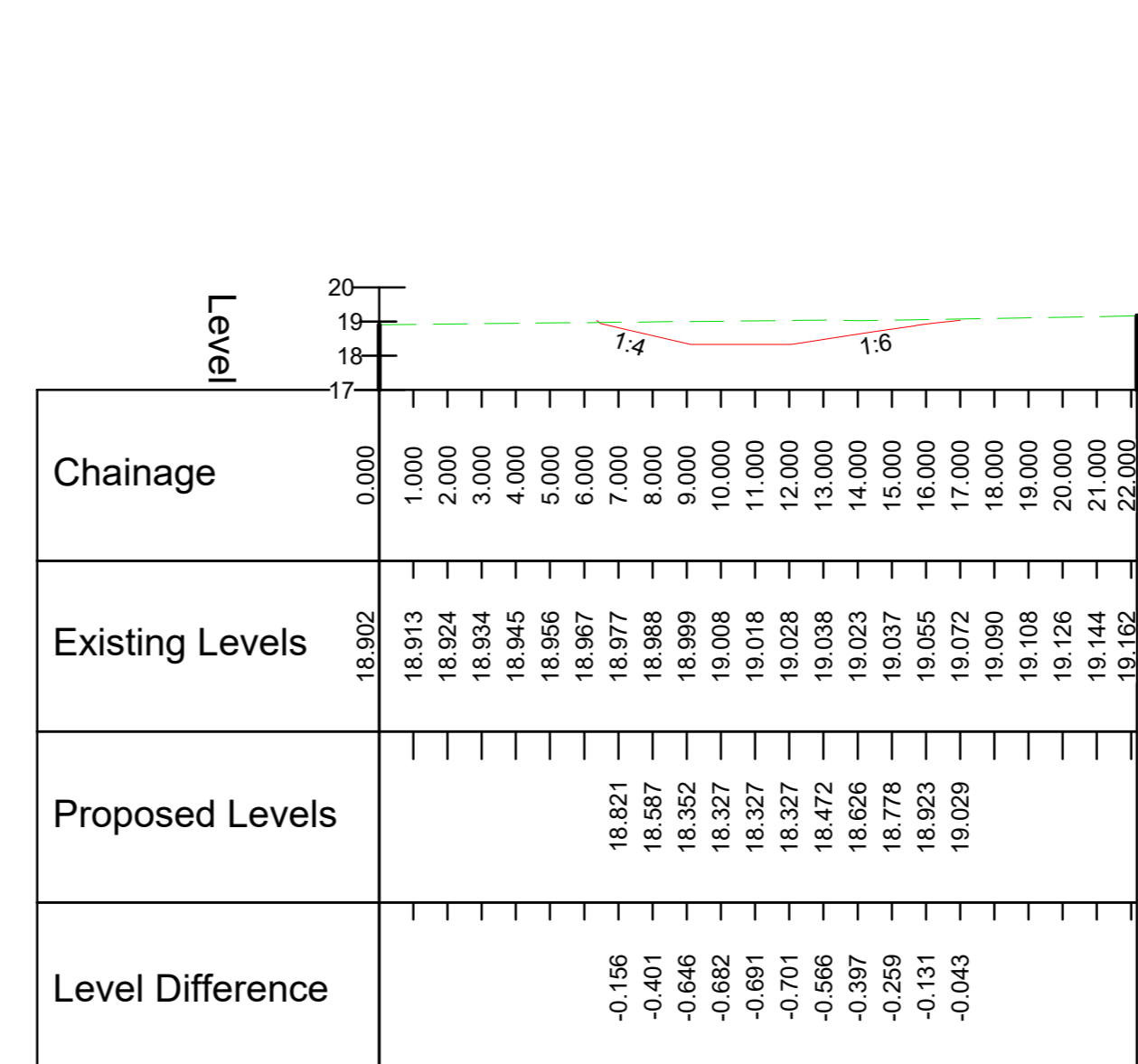
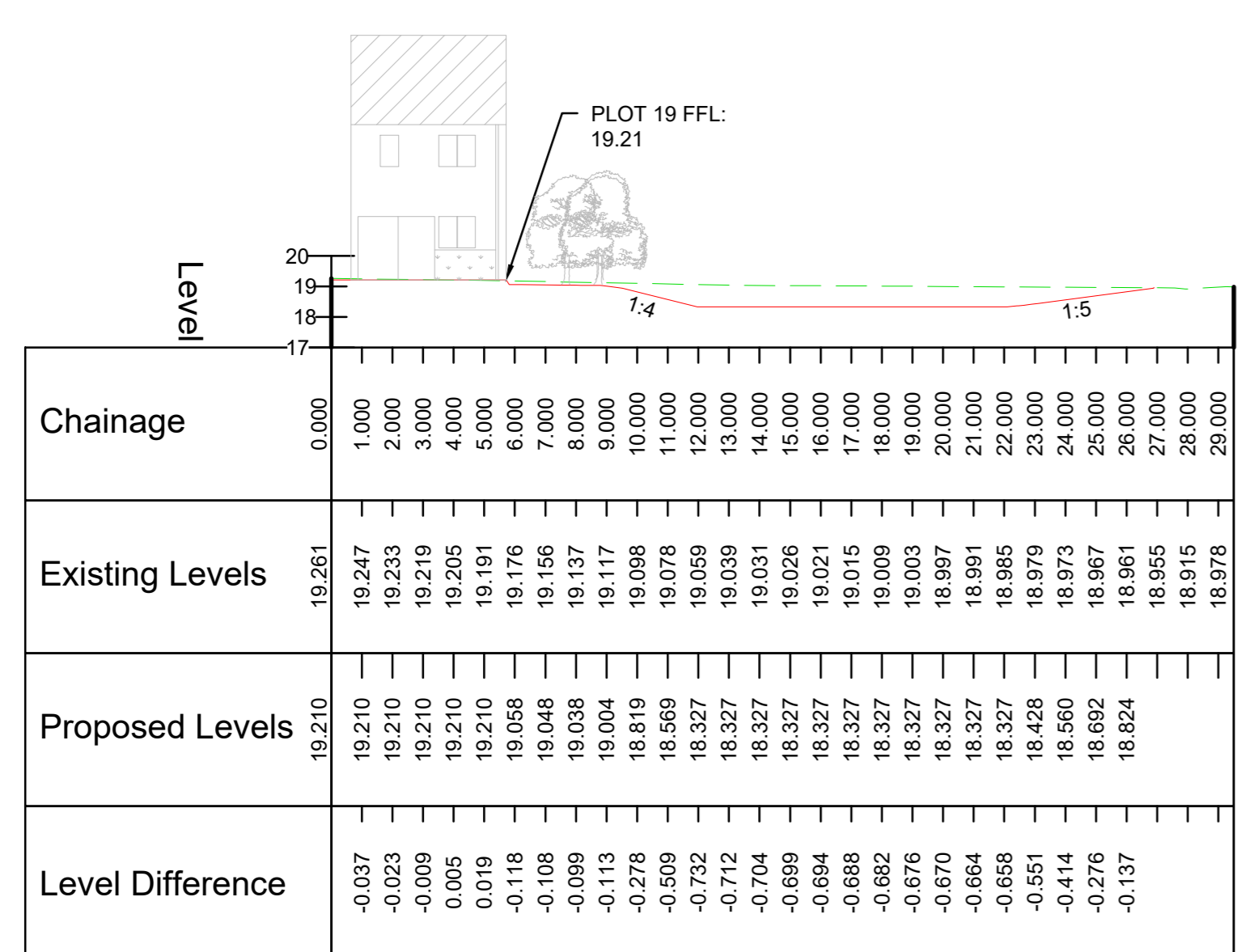


- NOTES**
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 - THE TOPOGRAPHICAL SURVEY IS BASED ON 3D SERVICES (SOUTH EAST) DRAWING REF. 20/071/01 AND 20/071/02, DATED 06/07/20.
 - THE SITE LAYOUT HAS BEEN PROVIDED BY ANTLER HOMES, DRAWING REF. AH291 - PL.03H, DATED 12.08.25.
 - THE DRAINAGE STRATEGY IS PRELIMINARY AND WOULD BE SUBJECT TO CHANGE AT DETAILED DESIGN STAGE.
 - THE DRAINAGE STRATEGY IS SUBJECT TO A LEVELS STRATEGY TO FACILITATE ATTENUATION STORAGE.
 - PLUVIAL MODELLING UNDERTAKEN BY ODYSSEY. THE PLUVIAL MODELLING REPORT IS APPENDED TO THE FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT (REFERENCE 22-258-05).

- LEGEND:**
- SITE BOUNDARY
 - PROPOSED BASIN
 - PROPOSED SURFACE WATER PIPEWORK
 - PROPOSED PERMEABLE PAVING
 - PROPOSED HEADWALL
 - PROPOSED DIFFUSER UNIT
 - PROPOSED VORTEX FLOW CONTROL DEVICE
 - PROPOSED FOUL SEWER PIPE AND MANHOLE
 - PROPOSED FOUL WATER RISING MAIN
 - PROPOSED ATTENUATION TANK
 - MODELLED 1 IN 100 YEAR PLUS CLIMATE CHANGE PLUVIAL FLOODING EXTENTS
 - EXISTING FOUL WATER PIPE AND MANHOLE
 - EXISTING SURFACE WATER PIPE AND MANHOLE
 - EXISTING SURFACE WATER HEADWALL
 - PROPOSED PRIVATE PUMPING STATION WITH 5m BUFFER TO DWELLINGS
 - PROPOSED SPOT LEVELS
 - EXISTING TOPOGRAPHY SECTION PROFILE
 - PROPOSED SURFACE SECTION PROFILE
 - 0.1m BASIN CONTOURS

SECTION A-A - LONGSECTION
SCALE: H 1:200,V 1:200. DATUM: 17.000

SECTION B-B - LONGSECTION
SCALE: H 1:200,V 1:200. DATUM: 17.000



Rev	Amendments	Drn	Chk	App	Date
<p>Tuscany House White Hart Lane Basingstoke Hampshire RG21 4AF</p> <p>Telephone: 01256 331144 Fax: 01256 331134 E: info@odysseyconsult.co.uk W: www.odysseyconsult.co.uk</p>					
<p>Job Title LAND OFF OF REEDS LANE, SAYERS COMMON</p>					
<p>Drawing Title PRELIMINARY DRAINAGE SECTIONS</p>					
<p>Client ANTLER HOMES</p>					
Scale	Date	Designed			
1:200 @A1	JAN 2026	JW			
Drawn	Checked	Approved			
CJR	GG	GG			
Job No	Drawing No	Rev			
22-258	22-258-018	-			

APPENDIX A

LLFA Comments

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

Lead Local Flood Authority

Date 19 January 2026

Dear Stuart,

RE: DM/25/1434 – Land Rear Of Chesapeake, Reeds Lane, Sayers Common, Hassocks, West Sussex BN6 9JG

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

This is a full planning application for the Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works.

This application was assessed using NPPF, PPG Flood Risk and Coastal Change, MSDC Local Plan and the [National standards for sustainable drainage systems \(SuDS\)](#) (Updated 30th July 2025). The WSCC Policy for the Management of Surface Water is superseded, therefore the National Standards should be followed.

The updated comments can be seen in blue.

We raised concerns that there were several issues with the Flood Risk Assessment and Drainage Strategy that could increase flood risk elsewhere and required further information to address the following:

- ~~1. Flood storage for the ordinary watercourse in the south of the site will be lost as a result of the ground raising towards the west of the site. As stated in PPG Flood risk and coastal change, on-site level for level compensatory storage accounting for climate change for the lifetime of the development should be provided. This is to ensure surface water which naturally collects in the lower areas of the site currently (in the watercourse floodplain) is not displaced, as this would increase flood risk within the site or elsewhere.~~

The LLFA are satisfied that this has been adequately addressed.

2. **The LLFA acknowledges the northern catchment, as defined by the applicant, is proposed to discharge at a restricted rate to a culverted watercourse. Also at the northern outfall location, it has been clarified the existing watercourse falls from west to east. As there are proposals to construct additional surface water sewers outside the red line boundary, this will require third party agreements from the relevant asset owners.**
3. ~~The surface water drainage system should mimic natural drainage systems. The topographical survey infers more of the site drains north than where it is proposed that the new surface water drainage system north catchment begins.~~

The LLFA is satisfied this has been adequately addressed.

4. ~~It also appears that there might be a shallow ditch on the right hand side of the site, where the existing line of trees are roughly south of Buff Cottage. There is also an Invert level for what is assumed to be a pipe on the topographical survey, although it is unclear what this relates to.~~

~~If it is a watercourse that is connected to the wider network, this should be used for the northern part of the site instead of the highway drainage system. This is because discharge to an above ground surface water body is above discharge to a piped surface water system in the discharge hierarchy.~~

The LLFA are satisfied this has been adequately assessed.

5. ~~Calculations for a 50% AEP and 3.3% AEP plus climate change are required. In the 3.3% AEP results, there shall be no flooding of the surface water drainage system, apart from areas designed to hold or convey surface water.~~

This has been adequately addressed.

6. ~~The levels in the calculations and the drainage layout must match. There is currently instances where there are discrepancies, which means the system being modelling does not reflect plans.~~

This has been adequately addressed.

7. ~~As several of the orifices have a diameter less than 50mm, we require additional information about how they will be protected from blockage risks. It is also noted that some of the orifices have no design flow.~~

This is adequately addressed.

8. An exceedance plan is required for 1% AEP plus climate change event.

Thank you for this. If there are any further alterations to the drainage strategy or layout, the exceedance plan may need amending.

- ~~9. In the calculations, some of the permeable paving depths are missing.~~

This is adequately addressed.

10. On the drainage strategy there is no details about the basin included. Cross sections of the basin are also required. The basin should be designed following the SuDS Manual and any relevant sections of the National SuDS Standards.

Unable to locate on portal.

- ~~11. To ensure there is capacity for consecutive events, attenuation features should half drain a 3.3% AEP event within 24 hours.~~

This is adequately addressed.

12. To allow us to check the calculation parameters, send the FEH 2022 point data file for the site to the Flood Risk Management Team. This data will be dealt with in accordance with 5.1.7 of the FEH Web Service terms of use. Please send it to FRM@westsussex.gov.uk **not the case officer**, as this information must remain confidential to follow the terms of use. Please title the email: DM/25/1434 FEH Point File.

This has been reviewed. The SAAR in the FEH point file does not match the SAAR used in the Greenfield Runoff Rate calculations.

We **maintain our objection** until such time as **sufficient detailed further information** is provided.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk


Annex

The following documents were accessed from the planning portal and considered at the time in review of this application:

- Flood Risk Assessment and Drainage Strategy Addendum No.1 Project 22-258 prepared by Odyssey, November 2025.
- Dwg 22-258-015 Exceedance Flow Drawing November 2025.
- Dwg AH291 - PL.03 H Site Layout Plan 12.08.25

APPENDIX B

Greenfield Runoff Rates

Odyssey		Page 1
Elizabeth House 39 York Road London SE1 7NQ	22-258 Sayers Common Greenfield Runoff Rates	
Date 11/11/2025 File	Designed by JW Checked by GG	
XP Solutions	Source Control 2020.1.3	


ICP SUDS Mean Annual Flood

Input

Return Period (years)	100	Soil	0.450
Area (ha)	0.618	Urban	0.000
SAAR (mm)	811	Region Number	Region 7

Results 1/s

QBAR Rural	3.2
QBAR Urban	3.2
Q100 years	10.3
Q1 year	2.7
Q30 years	7.3
Q100 years	10.3

Odyssey		Page 1
Elizabeth House 39 York Road London SE1 7NQ	22-258 Sayers Common GRR - Higher SAAR	
Date 30/01/2026 File	Designed by JW Checked by	
XP Solutions	Source Control 2020.1.3	

ICP SUDS Mean Annual Flood

Input

Return Period (years)	100	Soil	0.450
Area (ha)	0.618	Urban	0.000
SAAR (mm)	825	Region Number	Region 7

Results 1/s

QBAR Rural	3.3
QBAR Urban	3.3
Q100 years	10.5
Q1 year	2.8
Q30 years	7.5
Q100 years	10.5