

From: Oliver Mealey <OliverMealey@hill.co.uk>
Sent: 05 February 2026 16:15:13 UTC+00:00
To: "Louise Yandell" <Louise.Yandell@midsussex.gov.uk>
Cc: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Robert Allen" <robert.allen@savills.com>; "Nicholas Milner" <nicholas.milner@homesengland.gov.uk>; "Chloe Keswick" <chloe.keswick@homesengland.gov.uk>; "Neil Miller" <neil.miller@homesengland.gov.uk>; "Terry Gamble" <TerryGamble@hill.co.uk>; "Lee Wilson" <lee.wilson@walker-associates.co.uk>; "Ian Utley" <IanUtley@hill.co.uk>
Subject: RE: Phase 1C Flood Risk
Importance: High

Hi Louise,

Please see note below from our Engineer; we disagree with WSCC.

The levels along the northern boundary where the flood flow enters the site will remain unchanged due to the presence of TPO trees. This means that overland flows can still follow the current route and will not affect any properties elsewhere as they have suggested. Once within the site we are proposing to soften out the peaks and valleys of the topography to be able to develop the site. Although the site is being regraded the flood flow route from north west to south east is still retained albeit on a slightly different route through the site. The flood flow route from the school site to the north will also be diverted down the green corridor towards the river. The changes to both of these flood flow routes will not increase flood risk elsewhere as the routes will be maintained and managed within your site. As mentioned in my initial response the redevelopment of your residential area will remove a significant amount of run off currently contributing to the potential flood flow and the same is true of the school site and land to the west of Isaacs Lane, which will both manage surface water on site as part of the development.

In summary although we are adjusting the levels within your site we are not changing the flood flow route and not causing flooding elsewhere. Your proposed development will improve the flood risk as the run off from your site, which currently contributes to the flood path, will be removed and managed within the new on-site drainage system. This also applies to all the contributing areas from adjacent parcels and once these are developed the flood route will effectively be removed. As the flood flow route can be maintained within the current layout by managing levels we do not see any reason for the LLFA to maintain their holding objection.

We have set this out within the previous note but in short the redevelopment of our site will IMPROVE water run off elsewhere by managing our onsite Surface Water within our Drainage System and this position will only get better as other parcels to the west of Isaacs Lane get developed, therefore we cannot see how our site will be displacing Surface Water elsewhere or attribution to additional flooding.

We strongly request WSCC to reconsider this application and remove their Objection!

Kind Regards

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617



The Power House, Gunpowder Mill,
Powdermill Lane, Waltham Abbey,
Essex, EN9 1BN
T 020 8527 1400 | F 020 8501 8770



hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Louise Yandell <Louise.Yandell@midSussex.gov.uk>

Sent: 05 February 2026 14:47

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midSussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk



Hi Ollie,

I have now have the formal response, which is attached, it does not say anything more than I have already set out below.

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Louise Yandell

Sent: 05 February 2026 14:42

To: 'Oliver Mealey' <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Hi Ollie,

I haven't had the formal detailed comments but WSCC have advised me that they will be maintaining their objection for the following reasons:

- They are not satisfied that the obstruction of the flow path will not increase flood risk elsewhere and require further evidence that the existing flow path can continue through the site post construction. Any ground raising within the current flow path will displace surface water flood risk.
- current layout could likely prevent the future discharge of condition 26 for this phase, as such this needs to be resolved at reserved matters stage, when the layout is being set.

Given where we are, I think it is highly unlikely this will be resolved by tomorrow morning, therefore this application will likely not make the agenda for Februarys committee. Please let me know if you wish to discuss this afternoon, I am free until 4.

As soon as I have the formal comments I will of course forward them on. I suggest we then meet with WSCC and your engineers to understand exactly what WSCC need to resolve this.

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>

Sent: 05 February 2026 13:59

To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>;
Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick
<chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry
Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Thanks Louise,

Please keep me updated.

Kind Regards

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617



The Power House, Gunpowder Mill,
Powdermill Lane, Waltham Abbey,
Essex, EN9 1BN
T 020 8527 1400 | F 020 8501 8770



hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company
Number 4202304. Registered office: The Power House Gunpowder Mill



Powdermill Lane Waltham Abbey Essex EN9 1BN

Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 05 February 2026 13:49

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

I have already chased by email and voicemail, ill chase again if I don't hear in the next hour

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>

Sent: 05 February 2026 13:46

To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Hi Louise,

Any update from WSCC please?

Thanks

Ollie

Oliver Mealey

Development Manager
Mobile: 07841 470617



The Power House, Gunpowder Mill,
Powdermill Lane, Waltham Abbey,
Essex, EN9 1BN
T 020 8527 1400 | F 020 8501 8770



hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Oliver Mealey

Sent: 04 February 2026 16:22

To: 'Louise Yandell' <Louise.Yandell@midsussex.gov.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick

<chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Hi Louise,

Thanks, any indication these would be positive? If we need to jump on a call with them happy to get our Engineer on the call.

Kind Regards

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617

From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Sent: 04 February 2026 16:19
To: Oliver Mealey <OliverMealey@hill.co.uk>
Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk

Hi Ollie,

Just to give you an update, Eleanor has advised me that her comments will be with me tomorrow morning after she has met with her manager to discuss, I will obviously forward them on as soon as I have them.

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>
Sent: 04 February 2026 12:30
To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk

Hi Louise,

Please see attached and below;

In summary

There is a flood route for the 1 in 1000 year event through the site. For the 1 in 100 year it's not that clear

The areas contributing to that flood routing are to be developed in the future and as such the surface water for these areas will be managed on it and the routing issue removed

In the meantime we have provided a managed flood route through the site until such time as the adjacent developments go ahead

Kind Regards

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617



The Power House, Gunpowder Mill,
Powdermill Lane, Waltham Abbey,
Essex, EN9 1BN
T 020 8527 1400 | F 020 8501 8770



hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 04 February 2026 10:35

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick

<chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

I've sent this over to WSCC, does Lee possibly have a plan showing the 3 areas of run off into the site that could also be shared?

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Louise Yandell
Sent: 04 February 2026 10:17
To: 'Oliver Mealey' <OliverMealey@hill.co.uk>
Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk

Thanks Ollie for coming back so quickly, ill get this over to WSCC now.

We have addressed the other issues in the report but obviously happy to look at any additional information

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>
Sent: 04 February 2026 10:06
To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk
Importance: High

Hi Louise,

Thanks for coming back to me, I think the calls yesterday was helpful to explain the situation to yourself and Joseph.

We have the attached Technical Note which if you could review and pass on to the LLFA this morning. We need to get this resolved and the LLFA to remove their objection.

As well as the Technical Note, could we offer MSDC and the LLFA a Planning Condition whereby we will have Surface Water Drainage Implementation Timetable? This could give comfort to Committee members to ensure Surface Water is adequately managed during the Construction Period and for the life of the project.

With regards to the other outstanding points;

Housing Officer I understand the main objection is the Clustering of Homes whereby MSDC have a recommendation of 12 homes max, but within Parcel 1.7b we have 17, which comprise a mixture of Apartments and Houses. It's also worth noting that this is beneficial to RPs from a Long Term Management point of view but also, we would hope that given these Homes are Shared Ownership that this is deemed acceptable. The other objection the Housing Office has is the Age Restriction on the Extra Care which was set in the S106 at Outline Stage and we have partnered with an RP on this basis, so don't see this being a reason for objecting.

On Highways our Transport Engineers are reviewing this also and will have a response back to you today.

Noted regarding Fairbridge Way and appreciate MSDC and WSCC have limited control as the Road is under Private Management but reviewing the image attached and looking on Google Maps the low point there are several drains which seemingly must be blocked or not flowing correctly.



Kind Regards

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617



The Power House, Gunpowder Mill,
Powdermill Lane, Waltham Abbey,
Essex, EN9 1BN
T 020 8527 1400 | F 020 8501 8770



hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 04 February 2026 08:52

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Morning Ollie,

We cannot take this to committee with an objection from the Lead Local Flood Authority. The recommendation is already very much on balance with objections from

the Housing Enabling Officer, the Highway Authority and Design Issues. A further objection from such an important consultee will undoubtedly mean a refusal. Whilst from our meeting yesterday it sounds as though this issue has been thought about and designed into the proposal, this isn't set out in the application and we cannot risk recommending approval for housing that may not be safe from flooding until the Lead Local Flood Authority have confirmed that they are satisfied.

We cannot rely on the outline condition to justify this because if there are changes required to the layout, that result in houses needing to be moved, we would be recommending approval for a permission that could be lawfully implemented.

I discussed this with Steve Ashdown, the Head of Development Management and he has discussed with Ann Biggs (Assistant Director for Planning and Sustainable Economy) and Judy Holmes (Assistant Chief Executive).

As discussed, we have negotiated an extension with committee services until Friday morning. Eleanor at WSCC is working on Brookleigh this week and so should be able to look at your updated technical note once we receive it this morning. I am still hopeful that this can be overcome by Friday morning so this can still get on the agenda. We will do everything we possibly can to facilitate this.

Whilst I agree it is unfortunate timing with the flooding on Fairbridge Way, there is a surface water drainage issue that hasn't adequately been addressed in the application and WSCC have acknowledged that this should have been picked up in their earlier comments. This is unfortunately the situation we are in, and you will appreciate that now we are fully aware of this, it cannot be ignored.

I was on site yesterday and there were roadworks being set up on Fairbridge Way, this may be related. Whilst that doesn't help with the current situation we are in, I will try and find out what was taking place there as this may help with queries about the flooding at the committee meeting itself. Obviously, this is a private road and so finding the right person to confirm this may not be straightforward.

Please let me know if I can be of any further assistance whilst the technical note is being drawn up, if not I look forward to receiving it.

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>
Sent: 03 February 2026 17:31
To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk
Importance: High

Hi Louise,

I have passed on and will get a Technical Note to you tomorrow.

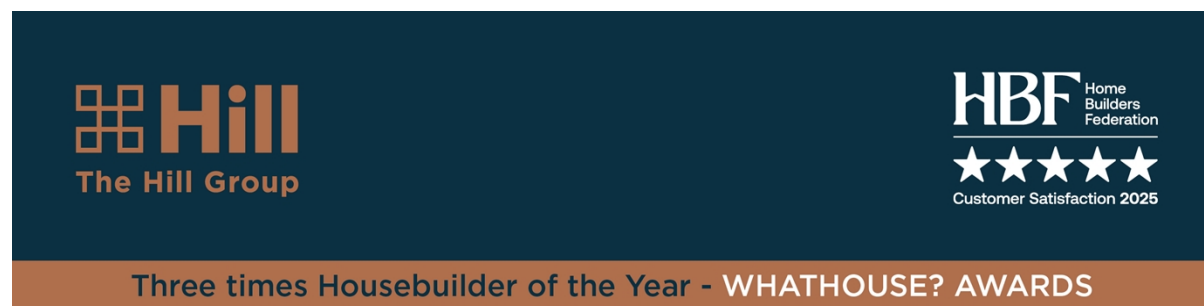
As discussed we all know the importance/ urgency to get this to **Planning Committee this month**, noted you are meeting Homes England tomorrow morning but if you could please let me know who above you and Joseph within MSDC is not happy to still take this to Committee if we don't get the LLFA to drop their objection (noting they previously didn't object)

Appreciate its all about timing and the flooding of Fairbridge Road has likely triggered, but as noted on the call as the Applicant we shouldn't be penalised for a private road out of our control which in our opinion appears to not be getting adequately maintained. Nothing not necessarily how Committee members will see this.

Thanks

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617



The Power House, Gunpowder Mill,
Powdermill Lane, Waltham Abbey,
Essex, EN9 1BN
T 020 8527 1400 | F 020 8501 8770



hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 03 February 2026 17:11

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>

Subject: Phase 1C Flood Risk

Hi Ollie,

Can you forward this on for me?

As discussed, documents referred to in the meeting:

Photo of Fairbridge Way flooding:



Extract from discussions with WSCC:

Sort of, it says the below (Phase 1 C is included within their 'surface water flooding hotspot' with the beginning called Eastern End)

5.4.2 Surface Water Flood Risk

The EA publishes Risk of Flooding from Surface Water (RoFSW) maps. This mapping indicates areas at risk from surface water flooding when rainwater does not drain away through the normal drainage systems or soak into the ground, but instead lies on or flows over the ground. The RoFSW flood map for the Proposed Development can be viewed on the EA website.

The EA online RoFSW maps indicate that the majority of the Site is at very low risk of flooding from surface water. The EA define 'very low risk' as an area that has a less than a 1 in 1000 (0.1%) probability of flooding in any given year. However, there are some 'low' to 'high' risk areas of surface water flooding, 0.1% to greater than 3.3% probability of flooding each year. The Site areas affected generally correspond with the routes of the identified watercourses and minor drainage ditches present within the Site boundary. There are also some areas of surface water ponding associated with low topographical points across the Site. The Proposed Development Plots referenced in Table 5.6 are presented in Appendix B.

Areas at high risk of surface water flooding are included in Table 5.6 below.

Table 5.6 Surface Water Flooding Hotspots within the Site Boundary

Development Plot	Risk of Flooding	Description
Freeks Farm	High	Surface water flooding to the south west corner of the Site. Surface water sources include water generated on site and also from surface water flooding in the Maple Drive/ The Hawthorns area that enters the Site from Freeks Lane.
Eastern End West of Isaacs Lane & Eastern End East of Isaacs Land	High/ Medium	Surface water pools to the west of Isaacs Lane with a flow path across the site to the River Adur (East). Surface water along the east of Cuckfield Road near Holytree House with a flow path across Cuckfield Road into the Central Site.
Central Site	High/ Medium	Various flow paths and pooling of surface water across the Sites possibly associated with minor field drains. Flows routed toward the River Adur (East Hill) and Copyhold Stream.
Central Site	High/ Medium	Various flow paths routed from north to south to the minor drain and associated ponds that drain water south to the River Adur (East).

They've also put the below:

Based on the above information, the risk of surface water to the Site is considered to be medium.

The Proposed Development will increase the impermeable area and therefore increase the rate of surface water runoff from the Site. In order to mitigate against possible flooding from this source it is proposed that SuDS measures would be incorporated into the design and that public open space will be provided to contain and convey overland flows away from residential properties. The conceptual drainage strategy for surface water management at the Site is outlined in Section 7.

This suggests the outline FRA isn't being followed.

Many thanks,

Louise Yandell

01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District

Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we

advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.