

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

Lead Local Flood Authority

Date 14 November 2025

Dear Stuart,

RE: DM/25/2661| Land At Coombe Farm London Road Sayers Common 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.

This is an Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

This application has been 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).

We have concerns with the Flood Risk Assessment and Drainage Strategy which could result in an increase flood risk elsewhere. We **require further information** to address the following:

1. Modelling parameters must be FEH 22 with CV =1 both summer and winter
2. 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.
3. Discharge should be at Qbar and currently stated as Qmed
4. The levels in the calculations and the drainage layout must match.

We'd encourage the applicant to use additional source control SuDS features where possible, to ensure a SuDS Approach is used. This will help ensure the SuDS system has multiple benefits, including amenity and biodiversity.

When preparing any additional documents, the applicant should provide details on how each SuDS standard has been met.

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:

- Site Layout Drainage Strategy Sheet 3 of 3 - 145.5007.0503 rev P02
- Site Layout Drainage Strategy Sheet 2 of 3 - 145.5007.0502 rev P02
- Site Layout Drainage Strategy Sheet 1 of 3 - 145.5007.0501 rev P02
- Report No 145.5007 /FRADS/2 Flood Risk Assessment and Drainage Strategy prepared by Paul Basham Associates, Rev 2, September 2025