

Mid Sussex District Council -
Development Control
OAKLANDS ROAD, HAYWARDS
HEATH, RH16 1SS

Reference: HA-2026-127478/02
Customer reference: DM/25/3129
27 April 2026

Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access.

Land At Borde Hill Lane Haywards Heath West Sussex

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation DM/25/3129.

Environment Agency position

The proposed outline planning permission will only be acceptable if the following planning condition is included.

Condition

Before implementing each phase of development approved by this planning permission, no development shall commence until such time as a scheme to ensure the development is flood resilient has been submitted to, and approved in writing by, the LPA. The scheme shall include the following details:

- Final position of properties in relation to flood risk and climate change scenarios
- Proposed finished floor levels

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason(s)

To reduce the risk of flooding to the proposed development and its future users.

Advice to LPA/applicant

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

John Fanning
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