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West Sussex
PO19 1RH



Lead Local Flood Authority

Steven King
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 16th April 2025

Dear Steven,

RE: DM/25/0827 – Land East of Lunce's Hill, Fox Hill, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 1st April 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an outline planning application for 130 dwellings, change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access)

We have concerns that the site is at surface water flood risk, and current layouts propose to have vulnerable elements of the development within surface water flow paths and areas at risk in a design event (for surface water this is 1 in 100 year event plus climate change). Avoiding putting vulnerable areas of development in high risk areas should be completed before considering control and mitigation measures, in line with PPG Flood risk and coastal change. The application is not in accordance with NPPF, PPG Flood risk and coastal change or Policy DP41 in MSDC District Plan 2018 and Policy DPS4 in MSDC Reg 19 District Plan 2021-2039.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) & Drainage Strategy relating to:

- Section 6.10 to 6.11 of the FRA demonstrates that housing (more vulnerable classification in Annex 3 of NPPF) is located in high and medium surface water flood risk extents, and within flow paths. This will increase flood risk within the site and elsewhere, as flow paths will be obstructed. It is noted that surface water modelling is being completed, however this has not been provided.
- Although on the MSDC portal the document is titled Flood Risk and Drainage Assessment, a Drainage Strategy has not been submitted, even though it is supposed to be a validation requirement. Information on what we require for an outline Drainage Strategy can be found in our SuDS proforma, which the applicant

was provided with as part of our pre-application service: [Flood Risk Management: Pre-application advice - West Sussex County Council](#)

We will consider reviewing this objection if the issues highlighted are adequately addressed.

Yours sincerely,

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

Annex

The following documents have been reviewed, which have been submitted to support the application;

Flood Risk Assessment by RPS, 13.02.2025, version 2