



James Emery
Planning & Environmental Services Department
Lewes District Council
Southover House
Southover Road, Lewes
BN7 1AB

3 April 2025

our ref: SUD/LW/25/005
your ref: LW/25/0071

Dear James Emery

Outline planning application for the erection of up to 130 dwellings, together with the 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). Land East Of Lunce's Hill Haywards Heath East Sussex

Received Date: 24 March 2025

Position of the Lead Local Flood Authority:-

No objection	The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively.	
No objection standard conditions	The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively. Although there will be a need for standard conditions which are outlined in this response.	
No objection specific conditions	Whilst the application documentation has not met all the County Council's requirements, it is possible that the risk is capable of being mitigated to acceptable levels by the application of planning conditions which are outlined in this response.	
Objection due to Insufficient Information	The applicant has failed to meet the requirements to assess its acceptability in flood risk terms. The LLFA will respond in 21 days of receipt of the requested information	X
Objection	The application presents an unacceptable on site/off site flood risk.	

Cont./...

Detailed Comments:

The application for outline planning consent for 130 dwellings is supported by a Flood Risk Assessment.

The site is at risk of flooding from surface water including parts of the developed area. The FRA notes that site specific surface water flood modelling is being produced. This is not yet available as part of the planning submission and is necessary to review the risk to the development.

There is no Drainage Statement or Sustainable Drainage Strategy provided.

We object to this development awaiting the following additional information:

1. Surface water modelling and site layout and levels design which demonstrates the proposed development will be safe from surface water flood risk.
2. A Drainage Statement which contains the surface water drainage strategy supported by calculations.

Please note that the applicant should arrange for the surface water modelling files to be sent directly to the email address below once the modelling report is submitted to the LPA in order that we can audit the modelling.

If you wish to discuss any of the points raised in this letter, please contact the case officer on SUDS@eastsussex.gov.uk

Yours sincerely

