

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 9th April 2026

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

Dear Steven,

RE: DM/25/3129– Land At Borde Hill Lane, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 2nd March 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an outline 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.

It is noted this site is within the draft MSDC Local Plan (DPA7).

[The updated comments can be seen in blue. We appreciate the applicant laying out the additional information clearly.](#)

We object and require additional information regarding:

1. We have concerns that the layout shows there are houses located within a surface water flow path, which is clear evidence that the applicant has not followed a sequential approach, as highlighted by Figure 4-3 in the Flood Risk Assessment. As stated in PPG Flood Risk and Coastal Change, development in current and future medium and high surface water flood risk areas should be avoided, prior to considering mitigation measures. This is because avoidance is the most effective way of managing surface water flood risk.

While mitigation has been mentioned in 6.2 of the FRA, we require additional information. The current mitigation for the main surface water flow path through the site includes using additional gullies within the road network. Although not clearly explained, it is though the applicant proposes that the flow path would then be intercepted. We are unconvinced that such an approach is appropriate.

We have concerns that these proposals will not adequately mitigate the surface water flood risk. A gully is designed to accommodate a smaller rainfall event compared to the design event for a sustainable drainage system. This could mean that the proposals are ineffective in ensuring the entirety of the flow in the surface water flow path are intercepted and surface flows may not be able to be captured and conveyed into the drainage network beneath the highway fast enough. In addition, the road network that it is proposed to be used for mitigation is connected to the northern basin, which is located in a different natural catchment to the existing surface water flood risk. It is unclear what would occur if the highway drainage was not correctly maintained, as the surface water flow path would naturally flow downhill towards the watercourse, through an area where the applicant now proposes to situate houses. This could increase surface water flood risk elsewhere.

This is partly addressed. 0.2m (200mm) does not comply with [Preparing a flood risk assessment: standing advice - GOV.UK](#). This therefore means that Paragraph 004 of the PPG is not complied with.

Once this is updated to reflect the standing advice, we can cover the finished floor levels and other surface water flood mitigation measures in a condition.

Note for LPA: Please note that the current masterplan includes residential development within flow paths, which does not follow the sequential approach. Mitigation measures are proposed, however as per above they do not currently comply with EA Standing Advice.

We are unable to provide detailed technical advice on sequential approach and sequential test on this as it does not fall within our remit.

- ~~2. Several drawings within the FRA and Drainage Strategy are difficult to read as they are poor resolution. Lots of the drawings we need to review are in A5, and the topographical survey, which enables us to check for ground raising and that natural catchments are being followed, are both difficult to read.~~

This is adequately addressed.

- ~~3. All watercourses and basins must have a minimum 3m easement from the top of both banks for maintenance access. The western ditch must be clearly shown on drawings.~~

This is adequately addressed.

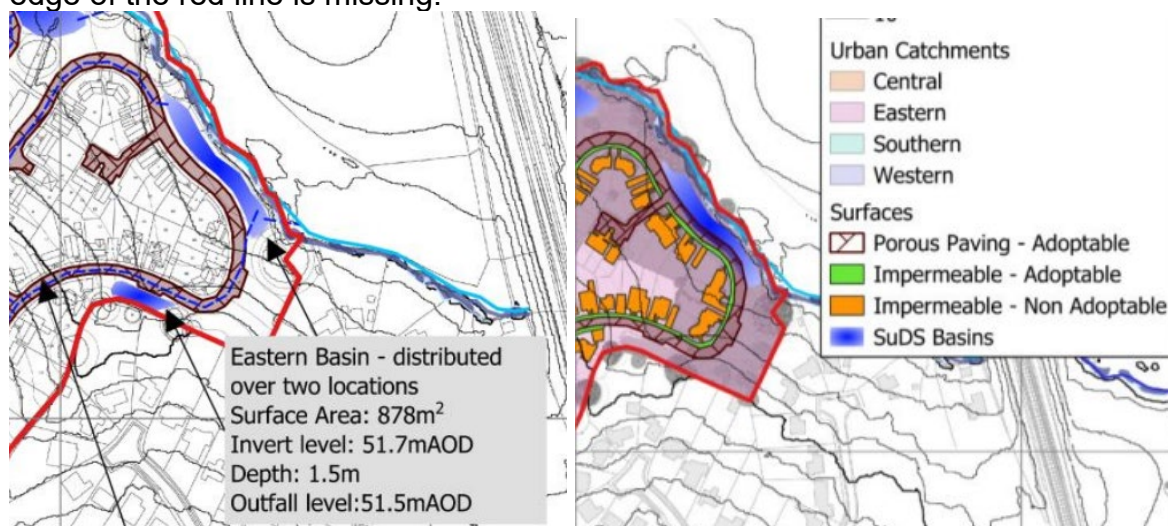
- ~~4. In the calculations, the total positively drained area does not match the report. In addition, locally we require the additional storage to be set to 0. Where pipes have been intentionally oversized (which would not count as using SuDS), the modelling will account for that.~~

This is adequately addressed.

5. ~~The drainage layout must include the discharge rates and attenuation volumes for each basin.~~

This is adequately addressed.

6. ~~There are some discrepancies between drawings for the Eastern Basin. In the drainage layout it is proposed to have the attenuation volume split over two locations, however in various other drawings the proposed basin along the straight edge of the red line is missing.~~



This is adequately addressed.

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted.

As this is an outline application, we require no further details for Standard 2, 4, 5, 6 and 7, as any conditions we recommend would cover them. In addition, we would recommend conditions for site specific infiltration testing and winter groundwater monitoring. Overall, we would support the current suggestion of rainwater harvesting, porous paving, rain gardens and swales as the site progresses, as this follows the National Standards for SuDS.

Once point 1 is addressed, we will recommend suitable conditions.

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;

Land north of Balcombe Road, Haywards Heath: Outline Drainage Strategy by Aqua Terra Consulting, February 2026, Rev 1

Land north of Balcombe Road, Haywards Heath: Flood Risk Assessment by Aqua Terra Consulting, February 2026, Rev 1

Response from Aqua Terra Consulting, 26th February 2026