

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Date: 02 October 2026

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Katherine,

RE: DM/26/1377 – Land At Mill Lane Sayers Common West Sussex

Thank you for your consultation on the above site. The applicant is applying for the construction of 9 new build homes. Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

The Drainage and Flood Risk Team previously responded in June 2026 stating concerns over the level of detail provided on surface water drainage and the proposed watercourse culverting. Since this response, additional drawings of the proposed culvert have been provided but no additional detail on surface water drainage has been provided.

It is proposed that the development will drain surface water through rain gardens, permeable paving and a piped network into the existing drainage ditches. Infiltration has not been considered at the site and should be ruled out as a viable option prior to the proposal to connect to a watercourse.

We also remain concerned by the proposed culverting of the existing drainage ditch that flows across the site. An assessment into the impact of culverting this ordinary watercourse is required. Consultation with the Lead Local Flood Authority (West Sussex County Council) should take place as Ordinary Watercourse Consent may be required for the culverting of the watercourse and for the proposed connections into the existing drainage ditches.

Therefore, we remain concerned and **we would object to the proposed development and recommend the application is not approved until updated information is received.**

Reason

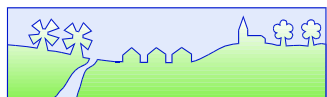
To prevent flooding in accordance with National Planning Policy Framework paragraph subsections F2, F4, F5, F6, F7 and F8 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

In order to overcome our objection, the applicant should provide the following details:

1. The Drainage Hierarchy should be followed and therefore the use of infiltration for surface water drainage should be assessed. Infiltration testing should be undertaken in accordance with BRE Digest 365 (or equivalent) to determine the viability of infiltration as a method of surface water drainage.
2. Consultation with the Lead Local Flood Authority should be undertaken to ensure they are in agreement with the proposed culverting of the ordinary watercourse.



Awarded for excellence



**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Informatives:

Further information on the surface water drainage requirements can be found on the Mid Sussex District Council website here: <https://www.midsussex.gov.uk/media/sjdfxnz/msdc002-flood-risk-and-drainage-information-checklist-application-stage-v20-issued-071125.pdf>

West Sussex County Council as the Lead Local Flood Authority has an established culvert Policy that should be followed. Link here: [Lead Local Flood Authority \(LLFA\) Culvert Policy](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



Awarded for excellence