

DM/25/3067 Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works. Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex

Dear Mr Malcolm

I writing to request that you contact WSCC LLFA to advise of some serious surface water flooding that took place at the above site on 27th January 2026. This was caused by the flooding of the watercourse which runs along the western boundary of the site.

I believe it is important for them to know of the extent of this flooding because the information provided by the applicant gave an inaccurate impression of the capacity of this watercourse, which they intend the whole of their site to drain into. This has meant that the consultation response provided WSCC LLFA to the application, which they based on the applicant's information, has a high risk of being unsafe and leading to increased flooding inside and outside of the site.



Left is a copy of the applicant's site drainage map, Appendix O of their Flood Risk and Drainage Strategy. The watercourse is shown on it by a green line and it flows from the south, by the letter E, northwards to the letter A and beyond. The letters I have placed on it show the locations of the various photographs which follow. On the right is an extract from the applicant's Appendix P Site Exceedance Routing Plan of their FRADS, showing that this water is to be routed to a pond in the area that floods.

The following photographs, unless stated otherwise, were taken on 27th January 2026 at around 11am. It had been raining the previous night and was continuing to do so at the time the photographs were taken. The floodwater levels and that of the watercourse were also continuing to rise as well.



Location A – Taken from the western boundary of the site looking west over towards the next field. These are of the footbridge which takes footpath 1AL over the watercourse. That bridge was completely submerged and too dangerous to cross and use. The floodwater level by the stile was nearly 40cm.



These photographs show what the footbridge looks like when not submerged .Flooding at this point of the site is a regular occurrence. From left to right the photographs were taken on 28/1/2024 at 11am, 05/01/2025 at 3pm and 19/12/2025 at 12pm.



Location B – This is where the applicant wishes to put their Exceedance Flow Storage Area, which would be in conflict with the floodwater overflowing from the watercourse behind the hedge.



Location B - The flooding is caused by the watercourse having reached it's capacity. The above photographs show it overflowing eastwards, through the hedge, and into the site flooding it. This is also the point where the applicant wishes to have their southern surface water outflow, discharging into the watercourse, in order to drain their site.



Location C - Photographs showing that the watercourse had reached its full capacity along the whole of its route along the site's western boundary



Location C - The watercourse had also breached its western bank as well so that it was also flooding the field on the other side of the fence of the site's western boundary.



Location D – The flooding from the watercourse also spread eastwards across the actual site. This floodwater then meets the surface water flooding generated by the site itself. These photographs show the area where not only the existing east to west footpath 1AL goes through but also where the new footpaths will go, which the applicant wishes to lay north/south through the western part of the site. It would also be where the children’s play area and the underground sewage pumping station are to be located. The northern surface water outflow for the site would also discharge at a point north of the footbridge where the overflowing watercourse already forms a pond.



Location E – These photographs are taken at the south west corner of the site looking out on to Reeds Lane. They show, on the left hand side of the photos, the flooded watercourse emerging from the northern entrance of the water culvert which carries it south to north under Reeds Lane. It is at full capacity and flooded. The road ditches on the south side of Reeds Lane are also full. When this happens the floodwater then accumulates and floods the whole of the roadway, which can be seen to be starting to happen in these photographs. To try and keep the roadway clear WSCC Highways have dug a gully through the verge on the south side of the road to drain the water straight into the southern watercourse bypassing the culvert. This gully can be seen to the right of the culvert entrance.



The two photographs above were taken on 19th December 2025 at 12pm and show what the culvert entrance and the watercourse look like when they are not completely flooded. This is also the watercourse and flood point that the applicant wishes to build a bridge over, to carry a cycleway and footpath, to link their site directly onto Reeds Lane.

This flooding is not a one off event but happens regularly throughout the rainy winter and autumn months, as has been previously reported and evidenced in my submission to this application of the 5th January 2026. It is assumed that WSCC LLFA have previously been made aware by yourselves of the concerns and issues which I raised in it concerning the flooding. I have also reported and evidenced the flooding my Regulation 18 and 19 submissions about this site for the MSDC District Plan 2021-2039 review.

Flooding of this watercourse was also happening at the same time further upstream. WSCC LLFA should already be aware of this in my submissions of 27th January 2026 concerning application DM/25/1434 and 1st February 2026 concerning application DM/25/2661, both of which I requested that you forward to them.

Flooding is a very sensitive issue in Sayers Common especially since it increases as each new development is built. Accepting the applicant's statement that this watercourse has little water running through it, and has the capacity to take all of the surface water outfall of their site is an unsafe assumption to make. The applicant has only provided evidence of the watercourse in its dry months. The above evidence shows that it in wetter months it has a completely different character and the drainage system which the applicant is proposing is not compatible with that.

WSCC LLFA need to take this evidence on board and ensure that applicant devises a drainage system that will prevent the cycleway, footpaths, play area and the western part of the site from flooding, not just the houses themselves. So far this has not happened and their plan based on transferring flooding from one part of the site to another doesn't resolve the issue.

For these reasons I therefore request again that you directly make WSCC LLFA aware of this evidence, as well as loading it onto the planning portal. This is to ensure that any conclusions which they come to are safe and correct and do not make the situation worse.

I thank you for your assistance in this matter.

Yours sincerely

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