

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

Our ref: HA/2026/127478/01-L01
Your ref: DM/25/3129
Date: 26 February 2026

Dear Sir/Madam

OUTLINE PLANNING 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.

LAND AT BORDE HILL LANE HAYWARDS HEATH WEST SUSSEX

Thank you for consulting the Environment Agency on the above application. We have reviewed the information as submitted and set out our position below.

Environment Agency position

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition – Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (ref P25012_R1, dated December 2025, complied by Aqua Terra Consulting) and the mitigation measures it details.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

To reduce the risk of flooding to the proposed development and future occupants

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: John Fanning

Direct e-mail John.Fanning@environment-agency.gov.uk