

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

Lead Local Flood Authority

Date 04 December 2025

Dear Rachel,

RE: DM/24/2874 – Twineham Court Farm, Bob Lane, Haywards Heath, RH17 5NH

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

Proposed removal of the modern disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.

This is a full application therefore the level of detail submitted raise concerns that there are several issues with the Drainage Strategy which could increase flood risk elsewhere.

We **require further information** to address the following:

1. A brief technical note is required to address how the scheme as presented, aligns with the current SuDs Principles and 7 Standards June 2025. A viable discharge point is required in line with drainage hierarchy.
2. The LLFA would need confirmation as to whether consent has been provided for the connection into the watercourse. At present, still remains unclear.
3. The LLFA would need confirmation as to whether third party land consent is required for the connection into the watercourse. At present, still remains unclear.
4. The design and status of the drawings are not of sufficient detail or status for the level of application approval.

5. A maintenance and management plan of sufficient detail should be included. This needs to include responsibility of maintenance, action of maintenance, frequency of maintenance and any arrangements for adoption.

The information above may affect sizing, scale, layout and storage requirements of the development.

We are **unable to recommend approval** and would object until such time sufficient information is received to adequately assess flood risk.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents were accessed from the planning portal and considered at the time in review of this application:

- Flood Risk and Drainage Assessment (First Issue) prepared by GTA Civils, September 2025