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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 29th September 2025

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

Dear Steven,

RE: DM/25/0827 – Land East of Lunce’s Hill, Fox Hill, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 8th September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an outline planning application for 130 dwellings, change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access)

We previously raised concerns about housing being located in high and medium surface water flood risk extents and flow paths as well as a Drainage Strategy not being submitted.

As this application is cross-boundary, we have worked with East Sussex County Council to ensure we have a consistency approach to management of surface water and surface water flood risk.

Due to the site’s surface water flood risk constraints and the scale of development, a fairly detailed drainage layout has been submitted, although the application description states this is an outline planning application. We have concerns that the drainage strategy and supporting hydraulic calculations are not yet advanced enough to confirm the feasibility of the proposed drainage strategy.

Following a review of the additional information, we **require further information** regarding the following:

1. While a surface water model report has been provided, the files have not. Please ensure these are sent to East Sussex CC as they are leading on the model review, with our support where necessary. The medium and high surface water flood risk

extent should have no vulnerable areas of development, or surface water attenuation features.

2. All watercourses within the red line boundary need a 3m easement for maintenance. This must be clear on drawings to ensure riparian maintenance can take place.
3. PPG Flood risk and coastal change states that when designing site layout, 'Avoid' should be followed first, before moving on to Control, Mitigate and Manage residual risk.
4. For the drainage strategy, a require a catchment plan showing the areas to be drained into each storage feature, including 10% urban creep.
5. We require additional calculations to demonstrate:
 - a. that there is enough storage for a 1 in 100 year plus climate change event. This should be used when producing exceedance plan.
 - b. The impact of surcharged outfall on the proposed surface water drainage system
6. From a review of the modelling report, we have concerns that in the proposed location of attenuation pond 4 in particular, there are increases in surface water flood depth (Figure 14). Surface water drainage features shall not be located in areas identified to be at surface water flood risk in 1% AEP event from fluvial or pluvial sources unless it is demonstrated they will operate under flood conditions. Additional compensation may be required.
7. There is significant ground raising of over 1m in parts of the site, which is likely to displace surface water. This could increase flood risk elsewhere.
8. We have concerns that the proposed bund will mean that basin 3 will have reduced capacity, however the model review will help us understand the impact of the bund on the southern area of the site.

As the new road which crosses the watercourse has a junction in is located in East Sussex, we will leave them to comment on the OWC process/viability, as they will be the consenting body for that structure. Any proposed culverting within West Sussex will also require ordinary watercourse consent, which must be applied for online.

We will consider reviewing this objection if the issues highlighted are adequately addressed. ESCC comments will also need to be addressed.

We suggest the LPA considers the need for a sequential test for this application, following the updated PPG Flood risk and coastal change recently. All sources of flood risk should be considered. We note that there are large areas of residential area proposed to be in surface water flow paths, and within Flood Zones (EA remit, it is noted that the Flood map for Planning has been updated since the EA comments).

Some of the photograph's of ditches within the site show some riparian maintenance is required, to ensure the watercourses remain free-flowing.

We'd suggest that appropriate consultees are consulted with respect to the location of the foul pumping station proximity to the basin.

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;

Flood Risk Assessment by RPS, 01.09.2025, version 3
Levels and Drainage Strategy by RPS, 20.08.2025, revision P01