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Lead Local Flood Authority

Date 29th September 2026

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

Dear Steven,

RE: DM/26/0682 – Land At Hurst Farm, Hurstwood Lane, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 2nd September 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only.

As the site is split into four phases, detailed comments are based on each individual phase. We have not made any further comments on Phase 4, as this is mostly within Lewes District, where ESCC are the LLFA.

The updated comments can be seen in blue. At present we **maintain our objection** to this application.

Phase 1, 2 & 3 outfall:

We require evidence that the receiving system has capacity to accommodate additional flows. In addition, the downstream system owner shall be consulted (para 1.20 of National Standards for SuDS).

This is partially addressed. We do not have the confirmation from the downstream owner.

General comments:

Culverted watercourses and the existing network

We require further investigation into the existing drainage network. We are of the understanding that there are several culverted watercourses within the red line boundary, as highlighted at outline stage by MSDC drainage. It is essential that the culverted

watercourse is adequately investigated at reserved matters stage of planning, as a minimum 3m easement will be required from both edges of the culvert.

We have reviewed the existing drainage survey provided in Appendix 5. As this site is complicated from a surface water drainage and flooding perspective, we would recommend that separate drawings are provided showing:

- Existing watercourses/culverted watercourses and the proposed watercourse diversions (which all need Ordinary Watercourse Consent)
- Proposed drainage strategy

All drawings should clearly identify a minimum 3 metre maintenance easement from the top of both watercourse banks and culvert sides. This will allow the proposals to be reviewed alongside the existing arrangement and ensure that maintenance requirements are appropriately considered. The current drawings are difficult to interpret due to the amount of information presented on a single plan.

Where there are any opportunities to de-culvert the culverted system, the LLFA would support this approach, as it is in accordance with updated NPPF and can provide wider flood risk, maintenance, and environmental benefits.

Given the complexity of the existing drainage network, and the proposed diversions of several culverted watercourses within the red line boundary, we strongly recommend that the applicant engages with the LLFA's [Ordinary Watercourse \(OWC\) pre-application](#) advice service prior to the determination of the application. The outcome of any subsequent OWC consent applications may influence the site layout, which is currently being set through this reserved matters application. The OWC process may require a CCTV survey as part of the application. Early engagement will therefore help ensure that any OWC-related constraints are identified and addressed before the layout is finalised.

We would be supportive of any additional investigations between the proposed connection point and the location the culverted watercourse becomes open again. This may also assist in the detailed design, as the capacity of the asset shall be considered in the drainage design.

This is adequately addressed. We note the comment that the trace could not continue, although the reason why is not stated.

Drainage Strategy

Maintenance easements for SuDS features and culverted watercourses shall be included in the drainage plans.

While some easements for some sections of the culverted watercourses have been included, there are sections of open and culverted watercourses without an easement. It also does not appear that there are maintenance easements around the open SuDS features.

We are of the understanding that there may be an ordinary watercourse along the back fences of properties along Fox Hill. It is essential that there is no ground raising in this area of the site, as there is already a flow path down there.

Cross sections of the SuDS features are required. Other consultees may also find these helpful.

While cross sections are provided, we would suggest adding the top water level for the 1 in 100 plus climate change event and the gradients onto each cross section.

The comment about groundwater levels is noted. We would suggest groundwater level are considered in more detail at reserved matters, as it could alter the layout of the site. In addition, the groundwater levels and the existing drainage infrastructure will need to be considered in the burial ground area: [Protecting groundwater from human burials - GOV.UK](#). We believe that the Environment Agency will be best placed to comment on this in detail.

This comment remains outstanding, however the applicant has stated that they will provide the details on groundwater mitigation (lining necessary features) at detailed design stage. As this will be underground, it should not alter the layout of the site.

A catchment plan is required, to demonstrate which impermeable areas will drain into which SuDS feature.

In the Phase 2 catchment plan, it is unclear whether the area of permeable paving labelled 63 (Ph2_PP_109-119) has been included in the impermeable areas, as it is not shaded in dark blue like the other areas.

There are various locations where open features were proposed at outline stage, and have now been replaced with underground, traditional systems. The SuDS approach shall be used, by managing surface water where it falls, using source control SuDS features, rather than reliance on traditional underground systems formed of several tanks and oversized pipes. Examples of source control SuDS features includes rain gardens/bioretention areas, increased use of permeable paving, swales and filter drains.

This has not been adequately addressed. With the exception of permeable paving, there is very little use of source control SuDS features. This means that Standard 2 (Interception) of the National Standards for SuDS is not met. The comments in paragraph 2.20 are noted and understood.

Locally we require major applications to follow the [National standards for sustainable drainage systems \(SuDS\)](#), and would therefore strongly suggest using them when addressing our comments. The SuDS Manual offers guidance on designing SuDS for sites with different constraints, and the Ciria Enabling Development: Getting SuDS Right from the Start (C823F) document provides further information.

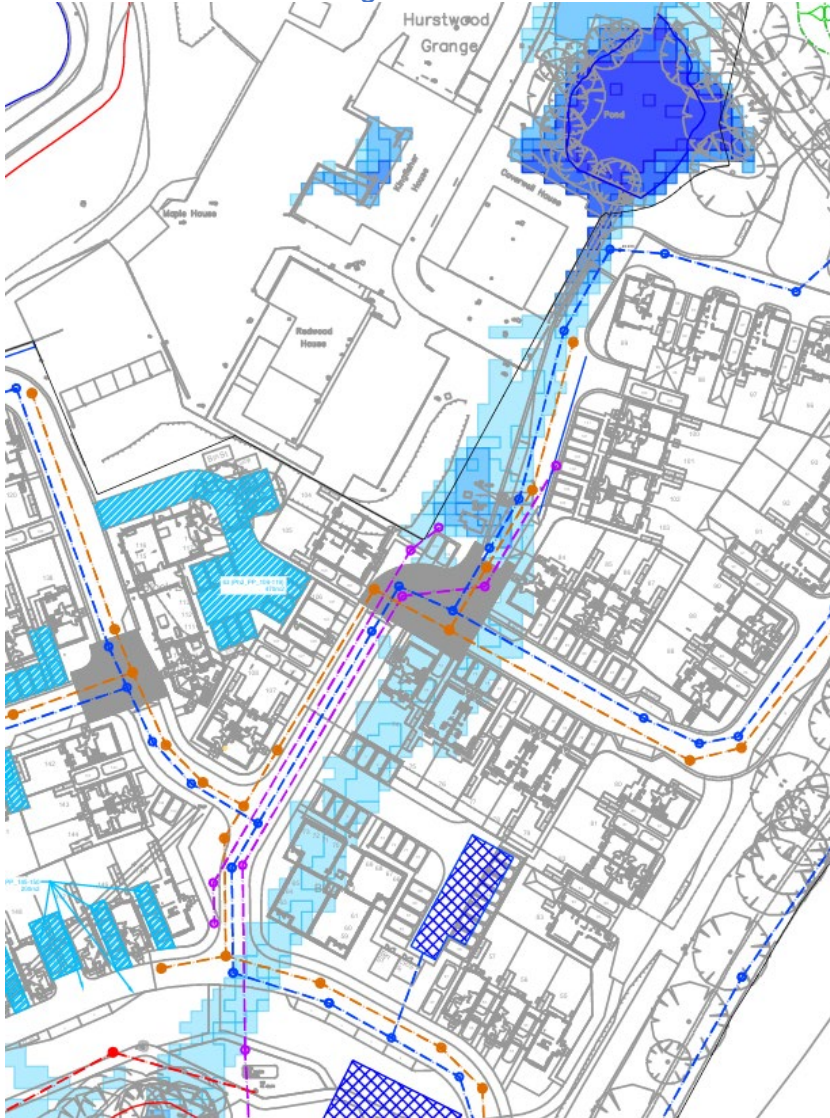
This is not adequately addressed. The application is not in accordance with the National Standards for SuDS, or the NPPF.

Surface water flood risk and residual risk

To ensure that the sequential approach is being followed (this is separate to the Sequential Test), and that no new attenuation features are located in areas of surface water flood risk, we require a drawing with the drainage strategy and up to date surface water flood

risk overlayed. The latter part of the request was raised by MSDC Drainage at outline stage.

This has not been adequately addressed. We remain concerned that there are vulnerable areas of development located in existing surface water flow paths, as shown in the Risk of Surface Water Flooding Plan.



This is likely to increase surface water flood risk within the proposed dwellings and could increase surface water flood risk elsewhere in the site by obstructing the surface water flow path. We have had various reports of surface water flooding in the broader area.

While not within our remit, we would like to highlight that properties within known areas of flood risk may struggle to be insured.

North of the site, at a higher elevation, there is a balancing pond used to drain the A272. We require further details about the northern balancing pond exceedance route, as raised several times at outline stage. It is essential that this is considered within the site layout, to ensure that flood risk is not increased within the site or elsewhere.

The applicant has stated that the existing overflow pipe from the northern balancing pond will need to be rerouted (this will require OWC), and that the overland flow route would follow the same path as the existing flow path though the Hurst Farm site.

Hydraulic calculations

For phase 1, 2 and 3, we do not have the results for a 1 in 1, 1 in 30 plus climate change or 1 in 100 plus climate change events. We can see the model has been set up, but the results are not provided. They are for phase 4. We are therefore unable to review phase 1, 2 and 3 in full still.

It is noted that the tank porosity is 1 for some of the tanks. We are unable to check whether this is as planned, as the porosity is not on drawings. This may mean attenuation volumes are being over-estimated.

Water quality

There are areas of the site which do not pass through the permeable paving and detention basins. This means there is no SuDS treatment train for these sections. We would suggest that the Simple Index Approach is provided for each phase/sub-catchment of the development.

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted. **When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.**

Yours sincerely,

Eleanor Read
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