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Stuart Malcom
Development Control
Mid Sussex District Council
Oaklands Road
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Lead Local Flood Authority

Date 18th September 2025

Dear Stuart,

RE: **DM/25/1434 – Land Rear Of Chesapeke, Reeds Lane, Sayers Common, Hassocks, West Sussex BN6 9JG**

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

This is a full planning application for the Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works.

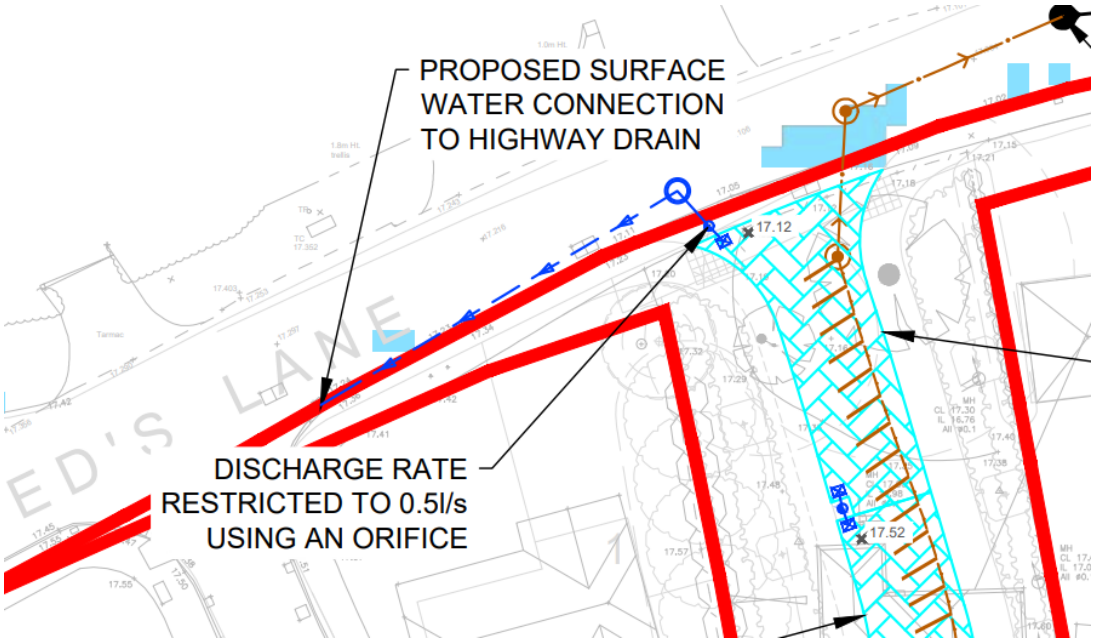
This application has been assessed using NPPF, PPG Flood Risk and Coastal Change, MSDC Local Plan and the National standards for sustainable drainage systems (SuDS) (Updated 30th July 2025). The WSCC Policy for the Management of Surface Water was superseded, therefore the National Standards should be followed, not our old policy as this is out of date.

We have concerns that there are several issues with the Flood Risk Assessment and Drainage Strategy which could increase flood risk elsewhere. We **require further information** to address the following:

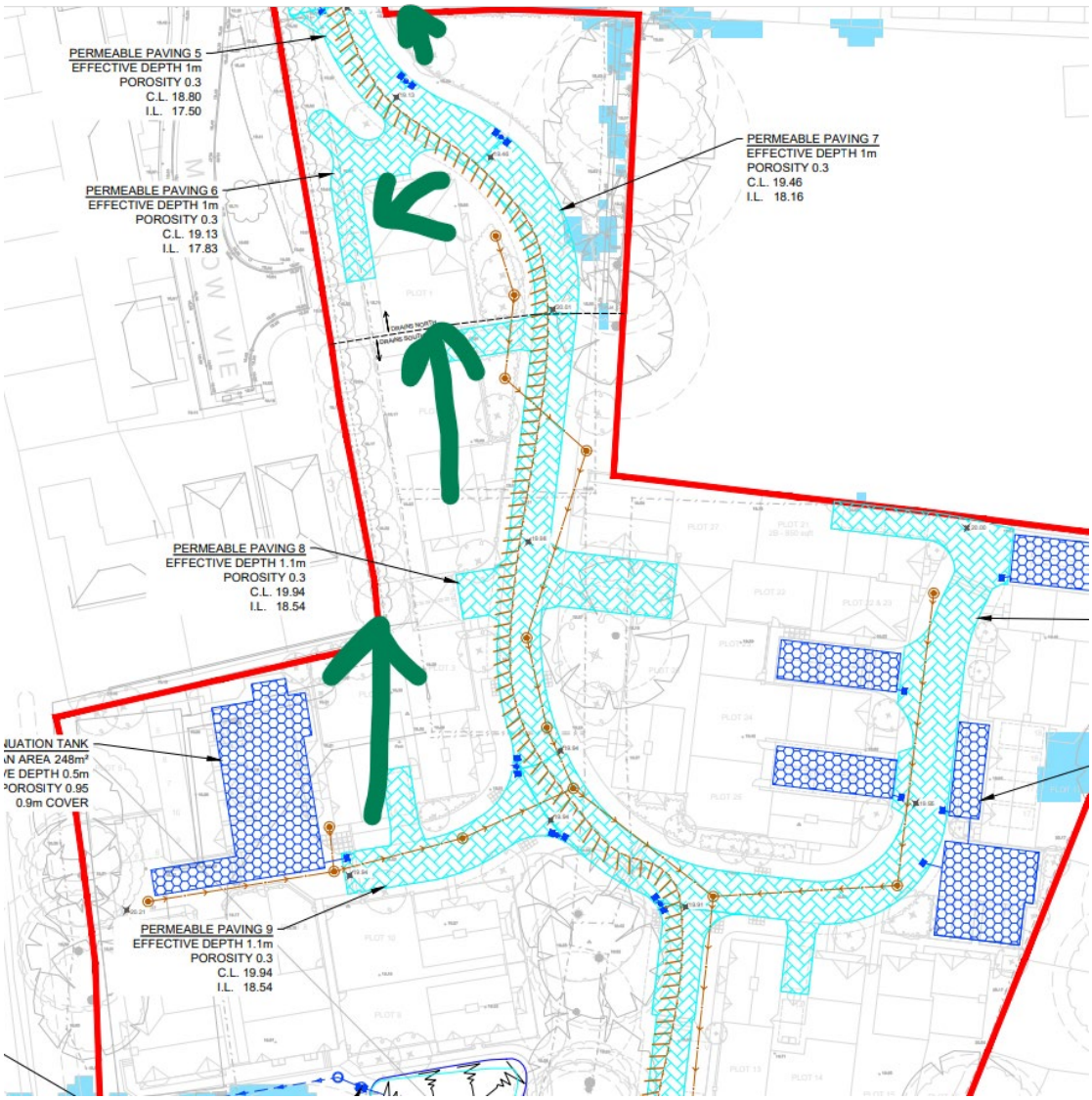
1. Flood storage for the ordinary watercourse in the south of the site will be lost as a result of the ground raising towards the west of the site. As stated in PPG Flood risk and coastal change, on-site level for level compensatory storage accounting for climate change for the lifetime of the development should be provided. This is to ensure surface water which naturally collects in the lower areas of the site currently (in the watercourse floodplain) is not displaced, as this would increase flood risk within the site or elsewhere.
2. The northern catchment, as defined by the applicant, is proposed to discharge at a restricted rate to a highway drain. We require evidence that the owner of the

system accepts in principle connection to their system, and that the receiving system has capacity for additional flows. The applicant is reminded that WSCC highways are unlikely to accept private surface water (from residential areas) into the highway drainage system.

Also in the northern outfall location, it is unclear what direction the existing system flows. We believe the system it is proposed to discharge into falls from west to east, rather than east to west as suggested in the drainage strategy. If there are proposals to contract additional surface water sewers outside the red line boundary, this will also require third party agreements.

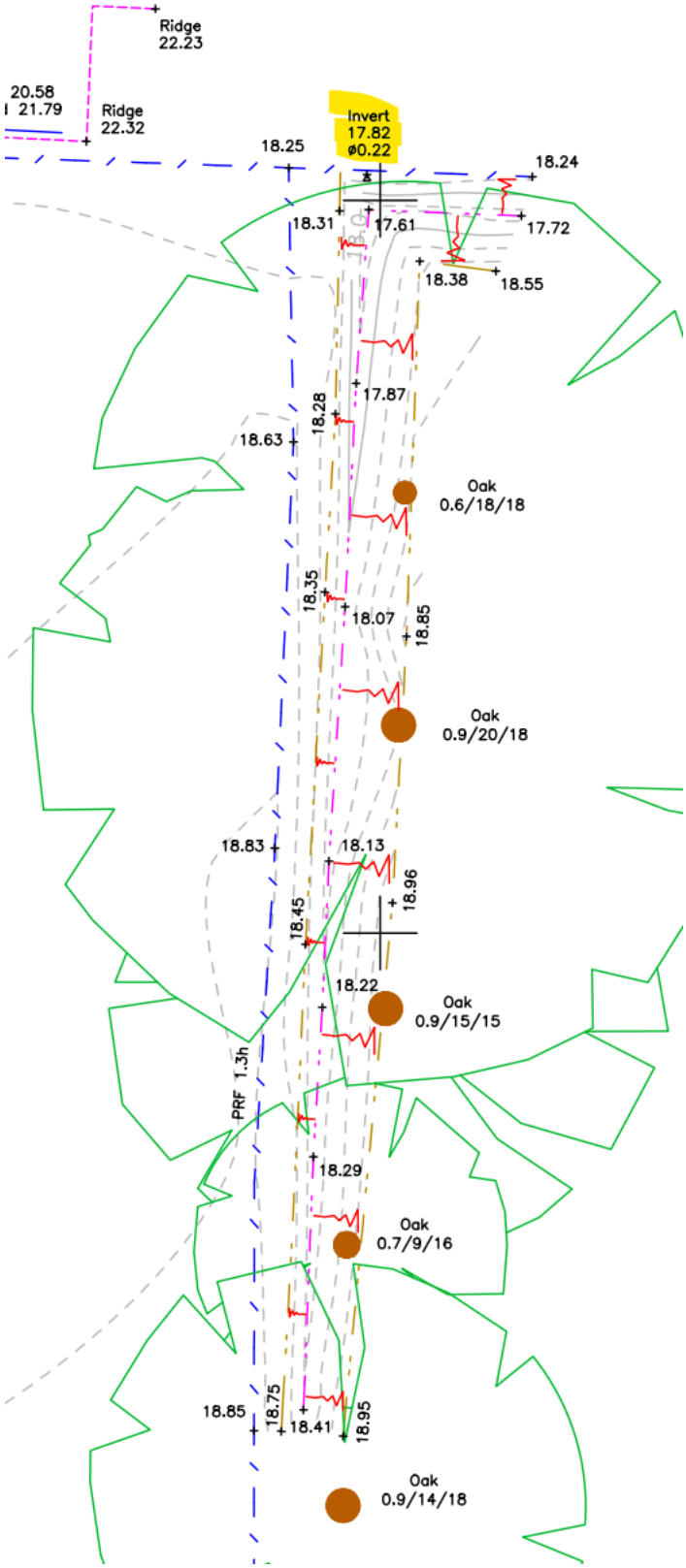


3. The surface water drainage system should mimic natural drainage systems. The topographical survey suggests more of the site drains north than where it is proposed that the new surface water drainage system north catchment begins, as seen below.



4. It also appears that there might be a shallow ditch on the right-hand side of the site, where the existing line of trees are roughly south of Buff Cottage. There is also an Invert level for what is assumed to be a pipe on the topographical survey, although it is unclear what this relates to.

   If it is a watercourse that is connected to the wider network, this should be used for the northern part of the site instead of the highway drainage system. This is because discharge to an above ground surface water body is above discharge to a piped surface water system in the discharge hierarchy.



5. Calculations for a 50% AEP and 3.3% AEP plus climate change are required. In the 3.3% AEP results, there shall be no flooding of the surface water drainage system, apart from areas designed to hold or convey surface water.
6. The levels in the calculations and the drainage layout must match. There is currently instances where there are discrepancies, which means the system being modelling does not reflect plans.

7. As several of the orifices have a diameter less than 50mm, we require additional information about how they will be protected from blockage risks. It is also noted that some of the orifices have no design flow.
8. An exceedance plan is required for 1% AEP plus climate change event.
9. In the calculations, some of the permeable paving depths are missing.
10. On the drainage strategy there is no details about the basin included. Cross sections of the basin are also required. The basin should be designed following the SuDS Manual and any relevant sections of the National SuDS Standards.
11. To ensure there is capacity for consecutive events, attenuation features should half drain a 3.3% AEP event within 24 hours.
12. To allow us to check the calculation parameters, send the FEH 2022 point data file for the site to the Flood Risk Management Team. This data will be dealt with in accordance with 5.1.7 of the FEH Web Service terms of use. Please send it to FRM@westsussex.gov.uk **not the case officer**, as this information must remain confidential to follow the terms of use. Please title the email: DM/25/1434 FEH Point File.

We'd encourage the applicant to use additional source control SuDS features where possible, to ensure a SuDS Approach is used. This will help ensure the SuDS system has multiple benefits, including amenity and biodiversity.

When preparing any additional documents, the applicant should provide details on how each SuDS standard has been met.

Yours sincerely,

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 Assessment and Drainage Strategy Project No. 22-176 Rev 0 - For Submission, prepared by Odysey, March 2025
- Dwg AH291 - PL.03 F Site Layout Plan 11.03.25
- Dwg AH291 - PL.03 F Site Layout Plan 11.03.25
- Dwg AH291 - PL.02 F Site Location Plan 07.11.24