

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

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Date: 18 August 2026

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

Dear Rachel Richardson,

RE: DM/26/1306 - Pascotts Farm Snowdrop Lane Lindfield Haywards Heath West Sussex RH16 2QE

Thank you for your consultation on the above site.

The applicant is applying for full planning the proposed erection of two detached two storey dwellings with detached double garages. Associated hard and soft landscaping works, to include highway crossovers to both plots

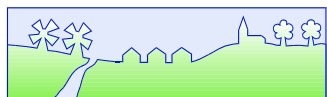
This is the second consultation following a review in June 2026. The applicant has submitted a revised Flood Risk Assessment and Drainage Strategy (June 2026), we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG. Although updated drainage calculations have been provided, we require further information and updated calculations.

- Full drainage calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required.
- Please provide details on exceedance flow routes and how they are managed to ensure that the proposed development would not increase flood risk off site.
- Connection to an ordinary watercourse is proposed. Any connection requires consent from West Sussex County Council. We would advise the applicant to communicate with WSCC prior to the approval of this application as without consent, the application has no viable drainage strategy. Details of the required consent can be found in the Informative at the bottom of this letter.
- We note that the proposed package treatment plant is located outside the application boundary, and no evidence has been provided to demonstrate that it is within the applicant's ownership or control. Where a shared package treatment plant is proposed outside the application site, we would normally expect the applicant to provide:
 - Evidence that permission has been obtained to connect to the existing treatment plant.
 - Confirmation that the treatment plant has sufficient capacity to accommodate the additional foul flows.
 - A foul water maintenance and management plan identifying the party responsible for the operation, maintenance and management of the shared system for the lifetime of the development.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.



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Reason

To prevent flooding in accordance with National Planning Policy Framework by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

The applicant is advised that if new surface discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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