



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 18 June 2026

Katherine Williams
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Katherine,

RE: DM/26/1377 – Land At Mill Lane Sayers Common West Sussex

Thank you for your consultation on the above site. The applicant is applying for the construction of 9 new build homes. Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

The site is at low risk of flooding from all sources. Whilst we appreciate that this is a minor application, we are concerned with the level of detail that has been provided in relation to surface water drainage at this stage.

It is proposed that the development will drain surface water through rain gardens, permeable paving and a piped network into the existing drainage ditches. Infiltration has not been considered at the site and should be ruled out as a viable option prior to the proposal to connect to a watercourse.

We are also concerned by the proposed culverting of the existing drainage ditch that flows across the site. An assessment into the impact of culverting this ordinary watercourse is required. Consultation with the Lead Local Flood Authority (West Sussex County Council) as Ordinary Watercourse Consent may be required for the culverting of the watercourse and for the proposed connections into the existing drainage ditches.

Further information on the surface water drainage requirements can be found on the Mid Sussex District Council website here: <https://www.midsussex.gov.uk/media/sjdfxnz/msdc002-flood-risk-and-drainage-information-checklist-application-stage-v20-issued-071125.pdf>

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

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 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.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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