

Steven King

From: [REDACTED]
Sent: 27 February 2026 09:04
To: [REDACTED]
Cc: Steven King
Subject: Fwd: Your comments on Planning Application DM/25/3129 - Outline Planning Permission for the Erection of 125 dwellings on land At Borde Hill Lane, Haywards Heath, West Sussex

[REDACTED]

Dear Mr Fanning,

I am sending this email again as overnight I received an unable to deliver message. All of my other recipients are shown as having received my message.

I have copied in again Steven King in Mid Sussex Planning as he might have another way of forwarding this to you via the internal UK.Gov.uk network.

Grateful if you could at least acknowledge receipt in the first instance, as I have not re-used email request for delivery and read receipts on this transmission just in case your servers might have been blocking them and that might have been the reason for the reported delivery failure.

Yours sincerely,

David Downing

----- Original Message -----

Subject: Your comments on Planning Application DM/25/3129 - Outline Planning Permission for the Erection of 125 dwellings on land At Borde Hill Lane, Haywards Heath, West Sussex

Date: 2026-02-26 19:34

[REDACTED]

Dear Mr Fanning,

Reference: Your letter: HA/2026/127478/01-LO1 dated 26 February 2026

Your letter at reference, sets out your departments initial (I don't know possibly only) comments on Planning Application DM/25/3129.

Within your comments you seem to place great reliance on the report produced by "Aqua Terra Consulting." Can I ask who commissioned and paid for this report, and if I suspect the developer - then how credible do you consider its independence to be?

Am I correct in assuming that the calculations put forward in this study only relate to the development site itself, with minimal consideration of the impacts on other areas on the Scrase Steam, related water ways and drainage systems further afield - and which are already the subject of regular Department of Environment flood warnings?

There is also another website monitoring and reporting on these issues, I suspect you are already aware of it, but in case you are not I include a link to it below;

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.floodmapper.co.uk%2Fstations%2Flewes-road-lindfield-wps-walstead&data=05%7C02%7Csteven.king%40midsussex.gov.uk%7C93d8e1420de04b99ae4c08de75df2266%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639077798434146138%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=1kUCf7Vx69%2BoCH7LVEpRnYEnX0gN3Y49EdlZxmIZEic%3D&reserved=0>

Has it not been Environment Agency policy to try and encourage the use of up-stream agricultural land to provide catchment areas and soakaways to help ease flooding? Assuming you have visited the site itself I wonder if you saw the adjacent large lakes within Borde Hill Gardens Estate land directly opposite the proposed development site? If not then a google search on the post code RH16 1XP will show them.

Can I ask what if any additional modelling, or studies will be independently undertaken by the Environment Agency to verify the proposed viability of this site for development in the way proposed and how will your studies be coordinated with other interested parties such as Southern Water particularly concerning waste water management both off-site and into other hard pressed sewer systems already failing under existing loads? Themselves already the subject of Environment Agency monitoring and concerns not mentioned in your comments.

I see you propose placing a hold on allowing occupancy of any of the newly built dwellings, until the drainage arrangements for the site can be validated / proved as effective. I note that this restriction only seems to consider flood impacts on the new build properties, but apparently gives little or no consideration of the impacts on existing settlements. Can I ask you to comment further on this? Can I ask what period you have in mind for this validation period? Anything less than a year would surely not allow for a proper assessment to be made, considering the likelihood of heavier rains during winter months, and likely faster run off from sun baked clay soils during the summer and any heavy summer thundery storms. Even a year might not give a true representation given altering weather patterns of late and the growing impacts on global warming. Remember from the very outset when this site was being considered for 60 houses, drainage and flooding concerns were highlighted. The developer now proposes 125 new homes.

Can I ask have you actually visited the site yourself, and if so at which time of year were your observations based or was this purely a desk-top study based on drawings and documentation so far submitted?

I recently watched an ITV documentary called "Floods: New-build Nightmares." See link below;

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.itv.com%2Fnews%2Ftyne-tees%2F2026-02-12%2Fflooding-prompts-discovery-of-planning-breaches-on-ten-new-build-estates&data=05%7C02%7Csteven.king%40midsussex.gov.uk%7C93d8e1420de04b99ae4c08de75df2266%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639077798434182527%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UQ5I4XO4AKb3CM7XRw63JWIVaaZWWtJ0V%2Fi%2BhO8eE%2BI%3D&reserved=0>

This programme highlighted an alarming number of new developments across the country that were suffering major flooding both during and shortly after completion. Part of the programmes message seemed to be that actual responsibility for flooding did not fall to the Environment Agency but the local authorities or higher level Government bodies approving such plans on appeal. As most of these other approving bodies seem to be relying so heavily on inputs from the Environment Agency would you like to comment on how such problems could be avoided should this site actually obtain approval? So far both Ansty and Staplefield and Haywards Heath Town Councils have both rejected the proposal with drainage and flooding concerns being cited high up on their list of wider concerns.

I remain highly concerned that to date your departments comments only seems to focus on protection of the new build dwellings with apparent scant regards to wider issues. I appreciate that you no doubt have to work within a

highly regulated set of procedures when advising on such issues, but I would nonetheless be grateful for your further thoughts, as may I suspect, other copy addresses.

Yours sincerely,

