

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 27 December 2024

Planning Officer
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Planning Officer,

RE: DM/24/2922 - Hollyrood House, Ardingly Road, Lindfield, Haywards Heath West, Sussex, RH16 2RA

Thank you for your consultation on the above site, received on 16 December 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for Removal of outbuildings and alterations to the existing buildings and hard surfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no. 1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane

We **object** to this planning application in the absence of an acceptable FRA & Drainage Strategy because not in accordance with the NPPF, PPG Flood risk and coastal change or local policies. This means that flood risk could increase elsewhere.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 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.

We will review this objection if the issues as highlighted on the attached Technical Response document are adequately addressed.

All the above details are required as they may affect site layout, volume of storage, flood risk and ground levels as this information should be contained within the FRA and associated Drainage Strategy to be in accordance with the NPPF.

Yours sincerely,

Mat Jackson

Flood Risk Management Team

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