

From: Robert Allen <robert.allen@savills.com>
Sent: 05 February 2026 15:18:57 UTC+00:00
To: "Louise Yandell" <Louise.Yandell@midsussex.gov.uk>; "Oliver Mealey" <OliverMealey@hill.co.uk>
Cc: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Nicholas Milner" <nicholas.milner@homesengland.gov.uk>; "Chloe Keswick" <chloe.keswick@homesengland.gov.uk>; "Neil Miller" <neil.miller@homesengland.gov.uk>; "Terry Gamble" <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk
Attachments: 02119_JTP_MPO2B_Proposed Site Plan_Parking Strategy.pdf, 02119_JTP_MPO2A_Proposed Site Plan_Parking Strategy.pdf

Hi Louise,

I note that the Highways points have been picked up in the officer report already.

Please see below additional justification from GTA on the outstanding points raised in the updated highways comments:

1. Visibility Splays: The Highways officer had queried Visibility splays for the two junctions along the private drive: - The layout depicts design intent for tree planting along the EBLR. This is indicative at this stage as final details have not been submitted by Homes England and no trees have been planted. This location lies outside the red line boundary for the RMA, but close coordination will be maintained with Homes England on the siting of street trees to ensure that they do not impact visibility splays for the junctions to the private drive.
2. Vehicle tracking: GTA are confident that the tracking drawings for the current scheme are workable for refuse / emergency service vehicles.
3. Visitor Parking Spaces: Clarification had been requested on the visitor parking distribution. Visitor parking is being provided in accordance with relevant standards. The attached parking plan (reshared for ease of reference) demarcates the locations of the visitor bays.

I appreciate that officers have covered these points off in the report already, but hopefully the above is of some assistance.

We note the updated LLFA comments. These have been shared with the drainage consultant, and a response will be issued to officers shortly.

Kind regards

Robert Allen
Associate
Planning

Savills, 244 – 246 High Street, Guildford, GU1 3JF



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 Before printing, think about the environment



From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 04 February 2026 10:17

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

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Thanks Ollie for coming back so quickly, ill get this over to WSCC now.

We have addressed the other issues in the report but obviously happy to look at any additional information

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>

Sent: 04 February 2026 10:06

To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Importance: High

Hi Louise,

Thanks for coming back to me, I think the calls yesterday was helpful to explain the situation to yourself and Joseph.

We have the attached Technical Note which if you could review and pass on to the LLFA this morning. We need to get this resolved and the LLFA to remove their objection.

As well as the Technical Note, could we offer MSDC and the LLFA a Planning Condition whereby we will have Surface Water Drainage Implementation Timetable? This could give comfort to Committee members to ensure Surface Water is adequately managed during the Construction Period and for the life of the project.

With regards to the other outstanding points;

Housing Officer I understand the main objection is the Clustering of Homes whereby MSDC have a recommendation of 12 homes max, but within Parcel 1.7b we have 17, which comprise a mixture of Apartments and Houses. It's also worth noting that this is beneficial to RPs from a Long Term Management point of view but also, we would hope that given these Homes are Shared Ownership that this is deemed acceptable. The other objection the Housing Office has is the Age Restriction on the Extra Care which was set in the S106 at Outline Stage and we have partnered with an RP on this basis, so don't see this being a reason for objecting.

On Highways our Transport Engineers are reviewing this also and will have a response back to you today.

Noted regarding Fairbridge Way and appreciate MSDC and WSCC have limited control as the Road is under Private Management but reviewing the image attached and looking on Google Maps the low point there are several drains which seemingly must be blocked or not flowing correctly.



Kind Regards

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617




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From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 04 February 2026 08:52

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>

Subject: RE: Phase 1C Flood Risk

Morning Ollie,

We cannot take this to committee with an objection from the Lead Local Flood Authority. The recommendation is already very much on balance with objections from the Housing Enabling Officer, the Highway Authority and Design Issues. A further objection from such an important consultee will undoubtedly mean a refusal. Whilst from our meeting yesterday it sounds as though this issue has been thought about and designed into the proposal, this isn't set out in the application and we cannot risk recommending approval for housing that may not be safe from flooding until the Lead Local Flood Authority have confirmed that they are satisfied.

We cannot rely on the outline condition to justify this because if there are changes required to the layout, that result in houses needing to be moved, we would be recommending approval for a permission that could be lawfully implemented.

I discussed this with Steve Ashdown, the Head of Development Management and he has discussed with Ann Biggs (Assistant Director for Planning and Sustainable Economy) and Judy Holmes (Assistant Chief Executive).

As discussed, we have negotiated an extension with committee services until Friday morning. Eleanor at WSCC is working on Brookleigh this week and so should be able to look at your updated technical note once we receive it this morning. I am still hopeful that this can be overcome by Friday morning so this can still get on the agenda. We will do everything we possibly can to facilitate this.

Whilst I agree it is unfortunate timing with the flooding on Fairbridge Way, there is a surface water drainage issue that hasn't adequately been addressed in the application and WSCC have acknowledged that this should have been picked up in their earlier comments. This is unfortunately the situation we are in, and you will appreciate that now we are fully aware of this, it cannot be ignored.

I was on site yesterday and there were roadworks being set up on Fairbridge Way, this may be related. Whilst that doesn't help with the current situation we are in, I will try

and find out what was taking place there as this may help with queries about the flooding at the committee meeting itself. Obviously, this is a private road and so finding the right person to confirm this may not be straightforward.

Please let me know if I can be of any further assistance whilst the technical note is being drawn up, if not I look forward to receiving it.

Many thanks,

Louise Yandell
01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

Please note that I work part time Monday – Thursday and am not usually available on Fridays.

From: Oliver Mealey <OliverMealey@hill.co.uk>
Sent: 03 February 2026 17:31
To: Louise Yandell <Louise.Yandell@midsussex.gov.uk>
Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>; Nicholas Milner <nicholas.milner@homesengland.gov.uk>; Chloe Keswick <chloe.keswick@homesengland.gov.uk>; Neil Miller <neil.miller@homesengland.gov.uk>; Terry Gamble <TerryGamble@hill.co.uk>
Subject: RE: Phase 1C Flood Risk
Importance: High

Hi Louise,

I have passed on and will get a Technical Note to you tomorrow.

As discussed we all know the importance/ urgency to get this to **Planning Committee this month**, noted you are meeting Homes England tomorrow morning but if you could please let me know who above you and Joseph within MSDC is not happy to still take this to Committee if we don't get the LLFA to drop their objection (noting they previously didn't object)

Appreciate its all about timing and the flooding of Fairbridge Road has likely triggered, but as noted on the call as the Applicant we shouldn't be penalised for a private road out of our control which in our opinion appears to not be getting adequately maintained. Nothing not necessarily how Committee members will see this.

Thanks

Ollie

Oliver Mealey
Development Manager
Mobile: 07841 470617



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From: Louise Yandell <Louise.Yandell@midsussex.gov.uk>

Sent: 03 February 2026 17:11

To: Oliver Mealey <OliverMealey@hill.co.uk>

Cc: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Robert Allen <robert.allen@savills.com>

Subject: Phase 1C Flood Risk

Hi Ollie,

Can you forward this on for me?

As discussed, documents referred to in the meeting:

Photo of Fairbridge Way flooding:



Extract from discussions with WSCC:

Sort of, it says the below (Phase 1 C is included within their 'surface water flooding hotspot' with the beginning called Eastern End)

5.4.2 Surface Water Flood Risk

The EA publishes Risk of Flooding from Surface Water (RoFSW) maps. This mapping indicates areas at risk from surface water flooding when rainwater does not drain away through the normal drainage systems or soak into the ground, but instead lies on or flows over the ground. The RoFSW flood map for the Proposed Development can be viewed on the EA website.

The EA online RoFSW maps indicate that the majority of the Site is at very low risk of flooding from surface water. The EA define 'very low risk' as an area that has a less than a 1 in 1000 (0.1%) probability of flooding in any given year. However, there are some 'low' to 'high' risk areas of surface water flooding, 0.1% to greater than 3.3% probability of flooding each year. The Site areas affected generally correspond with the routes of the identified watercourses and minor drainage ditches present within the Site boundary. There are also some areas of surface water ponding associated with low topographical points across the Site. The Proposed Development Plots referenced in Table 5.6 are presented in Appendix B.

Areas at high risk of surface water flooding are included in Table 5.6 below.

Table 5.6 Surface Water Flooding Hotspots within the Site Boundary

Development Plot	Risk of Flooding	Description
Freeks Farm	High	Surface water flooding to the south west corner of the Site. Surface water sources include water generated on site and also from surface water flooding in the Maple Drive/ The Hawthorns area that enters the Site from Freeks Lane.
Eastern End West of Isaacs Lane & Eastern End East of Isaacs Land	High/ Medium	Surface water pools to the west of Isaacs Lane with a flow path across the site to the River Adur (East). Surface water along the east of Cuckfield Road near Holytree House with a flow path across Cuckfield Road into the Central Site.
Central Site	High/ Medium	Various flow paths and pooling of surface water across the Sites possibly associated with minor field drains. Flows routed toward the River Adur (East Hill) and Copyhold Stream.
Central Site	High/ Medium	Various flow paths routed from north to south to the minor drain and associated ponds that drain water south to the River Adur (East).

They've also put the below:

Based on the above information, the risk of surface water to the Site is considered to be medium.

The Proposed Development will increase the impermeable area and therefore increase the rate of surface water runoff from the Site. In order to mitigate against possible flooding from this source it is proposed that SuDS measures would be incorporated into the design and that public open space will be provided to contain and convey overland flows away from residential properties. The conceptual drainage strategy for surface water management at the Site is outlined in Section 7.

This suggests the outline FRA isn't being followed.

Many thanks,

Louise Yandell

01444 477219

Brookleigh Development Manager
Development Management
Mid Sussex District Council

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