

Mid Sussex District Council

Reference: EQ-0004118/01

Customer reference: DM/26/1160

29 May 2026

Scoping Opinion for the development of up to 2,000 homes, community uses, employment, public open space and infrastructure including primary and secondary schools.

LAND TO THE SOUTH OF REEDS LANE HASSOCKS MID SUSSEX DISTRICT BN6 9JQ

Dear Planning Officer,

Thank you for contacting us. This is our response to your consultation DM/26/1160.

Environment Agency position

Groundwater and drainage

Ground Conditions and Contamination is proposed to be scoped out of the ES, however there is a historic landfill north of Sawyers Common. Therefore, we would like to see Land Contamination scoped into the ES and to reconsider all potential sources of contamination across each parcel. The risks from the historic landfill will need further investigation and potential remediation to prevent any existing contamination being mobilised during the construction and operational phases of the site, particularly in relation to the provision for surface water drainage.

We support the scoping into the Environmental Statement (ES) of Water Environment/Flood Risk.

This needs to consider any increase in flood risk from sewer flooding and water supply capacity and these issues will require consultation with local water and waste water providers. A foul drainage strategy needs to be provided as there is known to be limited capacity for additional flows in this area.

Flood risk

We welcome the statement within the submitted EIA Scoping Report, that built development is not proposed within the flood zones in accordance with the vulnerability classification.

If a full application does propose residential accommodation (More Vulnerable according to the NPPF) within Flood Zones 2 or 3, we recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. The design flood level for areas at risk of fluvial inundation, should be a 1 in 100 annual probability event plus an allowance for climate change.

Additionally, floodplain compensation will be required where any built development occurs within the fluvial floodplain. Compensatory flood storage should be level-for-level, hydraulically linked to the watercourse, and take the impacts of climate change into account. Any areas considered to provide floodplain compensation should be located outside of Flood Zones 2 and 3, and design flood extents.

Finally, we would note that the Environment Agency consent activities that take place on or within 8 metres of a main river (16 metres if tidal), or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal), under the Environmental Permitting (England and Wales) Regulations 2016. A Flood Risk Activity Permit (FRAP) will be required for any works within parcels C or D, that take place within close to Herrings Stream.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Biodiversity

No objection to the findings of the submitted Environmental Impact Assessment Scoping Report.

It is noted that report notes the presence of existing culverts on site. Our policy is to seek to de-culvert where possible and we would recommend consideration of this as part of any submission.

It is noted that Herrings Stream is an important migratory route for eels and sea trout and consideration should be given in this regard as part of any survey work.

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for people and wildlife



If you have any questions regarding our response, please contact
John.Fanning@environment-agency.gov.uk.

Yours sincerely,

John Fanning

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