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Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 22nd April 2026

Steven King
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Steven,

RE: DM/26/0682 – Land At Hurst Farm, Hurstwood Lane, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 27th March 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only.

For avoidance of doubt, the Flood Risk Assessment and Drainage Strategy submitted under the outline application for MSDC is not listed in the decision notice as an approved document in the approved documents or surface water drainage related conditions.

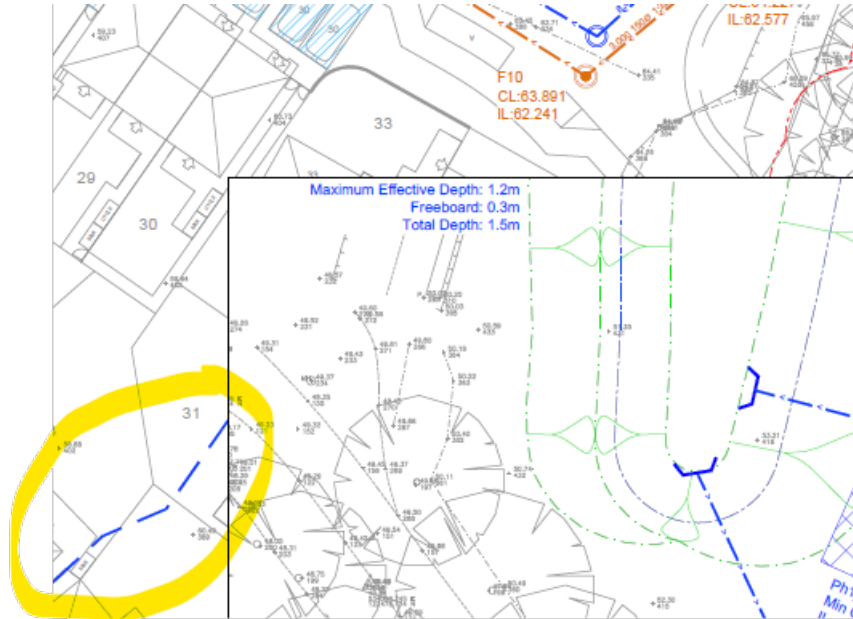
We have not reviewed the foul drainage as this does not fall within our remit.

It is our understanding that the detailed drainage and maintenance and management plan conditions are not being discharged as part of this application. If this is not the case, please can the case officer let us know.

As the site is split into four phases, detailed comments are based on each individual phase.

Phase 1:

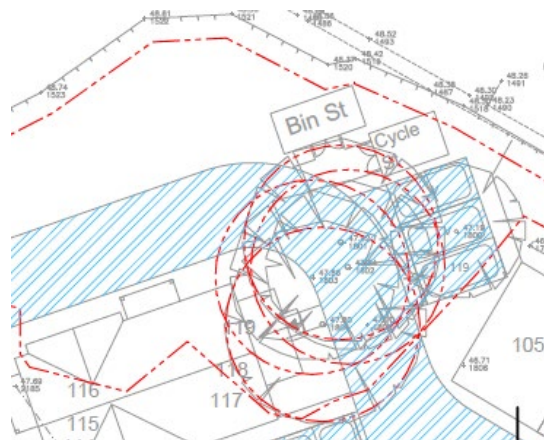
1. Due to the location of the inset on Sheet 2 of the Phase 1 drainage plan, we are unable to review where the surface water sewer is draining. In addition, the proposal to locate a surface water sewer in homeowners' private gardens may create maintenance issues.



2. Please can the basin details for Phase 1 be added to the drawing, as currently we have 2 clipped sections of supporting text. This means we cannot check for correlation with the hydraulic calculations.

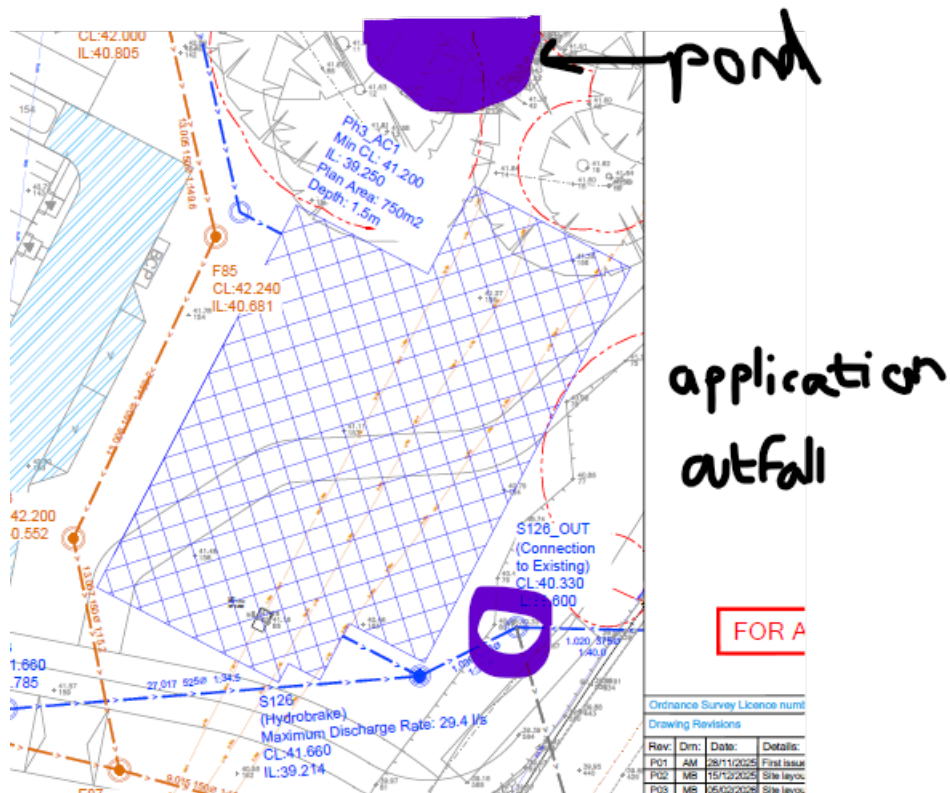
Phase 2:

1. While not directly within our remit, we have noticed that there appears to be root protection areas in the same location as proposed permeable paving.



Phase 3:

1. Further investigations into the existing pond and any outfalls are required. This is to ensure that the existing network can be maintained, and that there are no clashes between the proposed tank and the proposed outfall to the existing culverted watercourse.



2. With regard to paragraph 2.19, we require additional information as to what the site constraints are. For avoidance of doubt, a lack of space is not an adequate reason to replace an open basin with an underground, traditional tank.

Phase 1, 2 & 3 outfall:

We require evidence that the receiving system has capacity to accommodate additional flows. In addition, the downstream system owner shall be consulted (para 1.20 of National Standards for SuDS).

The ongoing maintenance of this discharge location must be in the maintenance plan, to ensure it is maintained for the lifetime of the development.

Phase 4:

While Phase 4 discharge point is within East Sussex, we have reviewed the phase as a whole, to ensure flood risk in East Sussex is not increased.

1. The watercourse and its' onwards connectivity needs to be on the drainage plan.
2. If the swale (or any other highways related features) are proposed to be adopted by WSCC Highways,, the following documents shall be followed: [Road agreements - West Sussex County Council](#)

General comments:

Culverted watercourses and the existing network

We require further investigation into the existing drainage network. We are of the understanding that there are several culverted watercourses within the red line boundary, as highlighted at outline stage by MSDC drainage. It is essential that the culverted

watercourse is adequately investigated at reserved matters stage of planning, as a minimum 3m easement will be required from both edges of the culvert.

We would be supportive of any additional investigations between the proposed connection point and the location the culverted watercourse becomes open again. This may also assist in the detailed design, as the capacity of the asset shall be considered in the drainage design.

The drainage plans shall then be updated to include the existing network (including ponds), and a minimum 3m easement from the top of both banks/culverted watercourse edges.

The longevity of the existing surface water systems must be considered when designing the site layout.

Drainage Strategy

The attenuation tank volumes should be on the drainage plan, alongside the labelling of permeable paving areas to match the hydraulic calculations.

Maintenance easements for SuDS features and culverted watercourses shall be included in the drainage plans.

Cross sections of the SuDS features are required. Other consultees may also find these helpful.

The comment about groundwater levels is noted. We would suggest groundwater level are considered in more detail at reserved matters, as it could alter the layout of the site. In addition, the groundwater levels and the existing drainage infrastructure will need to be considered in the burial ground area: [Protecting groundwater from human burials - GOV.UK](#). We believe that the Environment Agency will be best placed to comment on this in detail.

A catchment plan is required, to demonstrate which impermeable areas will drain into which SuDS feature.

There are various locations where open features were proposed at outline stage, and have now been replaced with underground, traditional systems. The SuDS approach shall be used, by managing surface water where it falls, using source control SuDS features, rather than reliance on traditional underground systems formed of several tanks and oversized pipes. Examples of source control SuDS features includes rain gardens/bioretention areas, increased use of permeable paving, swales and filter drains.

Locally we require major applications to follow the [National standards for sustainable drainage systems \(SuDS\)](#), and would therefore strongly suggest using them when addressing our comments. The SuDS Manual offers guidance on designing SuDS for sites with different constraints, and the Ciria Enabling Development: Getting SuDS Right from the Start (C823F) document provides further information.

Surface water flood risk and residual risk

To ensure that the sequential approach is being followed (this is separate to the Sequential Test), and that no new attenuation features are located in areas of surface water flood risk, we require a drawing with the drainage strategy and up to date surface water flood risk overlaid. The latter part of the request was raised by MSDC Drainage at outline stage.

North of the site, at a higher elevation, there is a balancing pond used to drain the A272. We require further details about the northern balancing pond exceedance route, as raised several times at outline stage. It is essential that this is considered within the site layout, to ensure that flood risk is not increased within the site or elsewhere.

Hydraulic calculations

In the calculations, the additional storage value shall be set to 0.

It is unclear whether the 10% urban creep has been used as it is not included as Additional Area in the calculations.

Some areas of permeable paving have an Infiltration Depth input, however it is our understanding that the permeable paving is not infiltrating.

The results for a surcharged outfall are required.

As the comments above are likely to require layout changes, we have not completed a detailed review of the calculations at this stage. Before submitting any additional information to address our comments, we would encourage the applicant to check that the drainage plan corresponds with the calculations.

Maintenance and Management Plan

It is unclear who will be responsible for the maintenance of the existing drainage network.

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted. When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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Annex

The following documents have been reviewed, which have been submitted to support the application;

- Drainage Technical Note by Milestone Transport Planning, November 2025, Revision P03 (This includes the drawings)