

JOB TITLE	Land rear of Central House	JOB NUMBER	P261
DATE	12 th June 2026	AUTHOR/REVIEWER	AOR/JM
CLIENT	LTRO Perrymount Limited	DOCUMENT REF.	JME.261.CentralHouse.FRA_2026

1. INTRODUCTION

1.1 Brief

JM Enviro Limited has been appointed by LTRO Perrymount Limited (the Client) to undertake a Flood risk assessment including a Sustainable Drainage Strategy to support a planning application for the erection of a new 7-storey building on land to the rear of Central House, Perrymount Road, Haywards Heath RH16 3XL (Figure 1a – see rear of report) to create 30 flats over 6 floors with rooftop plant room, and associated landscaping and parking.



Figure 1a. Site location and existing layout
Planning application boundary in red. Site considered in drainage calcs in blue).

1.2 Project Context

The site currently comprises the car park located to the rear of Central House. Central House has recently been converted from offices to residential property as part of a previously consented prior approval application, and is excluded from the application boundary. This application is focused on the rear car park at the site.

Several previous planning applications for residential development on the rear car park have been consented as follows:

- Application DM/20/11371 to create a nine storey, 42-unit residential scheme on the site;
- Planning application DM/22/2880 for a 6 storey building (28 flats) consented 3rd August 2023;
- Planning application DM/23/2259 for an eight storey building (39 flats) consented on 11th July 2024.

We understand that the client will use this report to support a planning application (ref DM/26/0946) for a revised (smaller) scheme at the site for the:

“Erection of a 7- storey building comprising 30 flats (18 x bed and 12 x 2 bed) with associated landscaping, parking and refuse stores.”

The planning application boundary (redline) is shown on Figure 1. The existing and proposed layouts are shown on Figures 1.1 and 1.2, and the architect’s drawings located in Appendix B.

This report builds on the flood risk assessment including Sustainable drainage strategy (prepared by JM Enviro Limited) which was prepared and submitted with Application DM/22/2880 (28 flats), but includes the latest planning policy, latest EA Mid Sussex and LLFA flood risk information, revised drainage calculations and an updated drainage layout for the revised scheme.

This report is intended to support a new planning application (for 30 flats) and will ensure that the development proposals consider the hydrological setting of the site and surroundings, respond to planning policy and associated planning guidance relating to drainage, including a SuDS appraisal and a drainage assessment.

It is understood that the application has already been submitted to planning (Ref DM/26/0496), and the LLFA has returned comments on drainage and flood risk to the planning (see Table 2.2 and Appendix D. The report has been prepared to address the comments raised.

1.3 Objective

To ensure flood risk and drainage has considered and assessed in line with national, regional and local planning policy and guidance.

1.4 Methodology

This assessment seeks to review all readily available published information including existing drainage information, to prepare a summary of the hydrological setting, existing drainage regime, relevant planning policy, a SuDS appraisal, a summary of the drainage proposals, and a flood risk including a drainage assessment based on the available information.

1.5 Sources of Information

This report is based on a review of the information set out in Table 1.

Table 1: Documents Reviewed as part of this study

Document/Website	Author/Publisher	Date
Flood Maps for Planning, Rivers and Sea Flood Maps, Reservoir Flood Maps, Surface Water Flood Maps https://flood-warning-information.service.gov.uk/long-term-flood-risk & https://flood-map-for-planning.service.gov.uk/39T	Environment Agency	Accessed May 2026
British Geological Society (BGS) Geology of Britain Viewer https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/	BGS	Accessed June 2022
West Sussex Preliminary Flood Risk Assessment (PFRA)	West Sussex CC	May 2011
Mid Sussex District Plan 2014-2031	Mid Sussex District Council	March 2018
Mid Sussex District Plan 2021 – 2039 Submission Draft (Regulation 19), dated December 2023	Mid Sussex District Council	December 2023
Topographical Survey (See Appendix A)	Marvin & Partners Ltd	November 2018
Drainage Survey (Appendix A)	JM Enviro Limited	August 2022
Groundsure Report – Perry Mount Road, Haywards Heath (report ref EMS-703837_920495)	Groundsure Limited	June 2021
West Sussex Local Flood Risk Management Strategy: 2025 - 2030 (Post Consultation Draft)	West Sussex County Council	June 2025

Level 1 Strategic Flood Risk Assessment - Mid Sussex District Council	Aegaea on behalf MSDC	July 2024
Architect Drawings: - Drawing 1079-INK-00+01-PMR-DR-A-01002 – Proposed Site Layout Plan - Drawing 1079-INK-PMR-00+01-DR-A-01003 – Proposed Ground & First Floor Plans - Drawing 1079-INK-PMR-02+03-DR-A-01004 - Proposed Second & Third Floor Plans - Drawing 1079-INK-PMR-04+05-DR-A-01005 Proposed Fourth & Fifth Floor Plans - Drawing 1079-INK-PMR-06+Rf-DR-A-01006 - Proposed Sixth & Roof Plans - Drawing 1079-INK-EL-PMR-DR-A-01007 – Proposed East & West Elevations - Drawing 1079-INK-EL-PMR-DR-A-01008 – Proposed North & South Elevations - Drawing 1079-INK-PMR-EL-DR-A-01009 – Proposed Section 1	Ink Drawn Architecture	Dated May 2025 (received May 2026)

Key parties consulted as part of this report are detailed in Table 2.

Table 2: List of Parties Consulted and Summary of Outcome

Consultee	Form of Consultation	Topics Discussed and Actions Agreed
Southern Water	An asset plan for the proposed development was requested via their enquiries email address.	Southern Water were able to provide an asset plan for the existing sewer infrastructure within the vicinity of the proposed development. This included location of manholes and associated invert levels (Appendix C).
	Level 1 capacity Check Enquiry submitted to Southern Water sent August 2022. Letter response dated September 2022. Follow up email in June 2026.	A pre-planning enquiry was submitted to Southern Water for 28 flats on the site in 2022. Southern Water confirmed that there was sufficient foul capacity (see correspondence in Appendix E). An email has been sent to Southern Water to confirm that the additional flows from the 2 additional flats can be accommodated. A response is awaited at the time of writing.
South East Water	Asset plans requested by email in August 2022.	Plans were delivered by email - See Appendix C.
	Network capacity Check submitted and response by email dated 10 th March 2023. Follow up email in June 2026.	South East Water confirmed that the proposed development (28 units) could be supplied potable water. A written response was provided in September 2022 which confirmed that there was capacity for the development without upgrade (Appendix E) An email has been sent to South East Water to confirm that the additional flows from the two additional flats can be accommodated. A response is awaited at the time of writing.
Council response to planning application	The LLFA (WSCC) responded to the Planning application by letter dated 5th May 2026 (Appendix E)	The following comments were raised by the LLFA: <i>"The LLFA object to this application. We are concerned over the level of detailed information with respect to the surface water drainage strategy. We accept that the FRA is acceptable and proportional to the application.</i> <i>We will review our position upon receipt of sufficient evidence and or clarification of the following:</i> 1. A sufficiently Detail Design plan that caters for the 1 in 100-year, plus 45% climate change storm event and follows the drainage hierarchy. 2. Evidence that a suitability sized surface water drainage system can be located on the site considering site constraints, including adjacent development's utilities and drainage. 3. Up to date CCTV/Drainage Survey may be required to demonstrate viability of any solution. 4. If discharge to a public sewer be proposed then the following information will be required:

Consultee	Form of Consultation	Topics Discussed and Actions Agreed
		<i>I Evidence that alternative more sustainable means have been considered</i> <i>II Evidence that Southern Water have agreed, in principle, to such a connection will be</i> <i>III Evidence that no pumped system is proposed.</i> <i>IV Evidence that any discharge off site is limited to the Greenfield QBar runoff rate for the area being drained or Evidence that Southern Water has set a suitable discharge rate for the development to utilise.</i> <i>5. All supporting hydraulic calculations are submitted using the current standards e.g FEH22, CV = 1 (both summer and winter), at the required rainfall scenarios and demonstrating no flooding within the site at the 1 in 30".</i> Responses to these comments are included in Table 7 of this report

A site visit and preliminary drainage survey was undertaken at the site in June 2022. Photographs are included in Figure 3 and survey information included in Appendix D

2. PLANNING POLICY

The approach taken in the assessment of flood risk at planning stage is set out in national, regional and local planning policy and associated guidance. This Chapter summarises the key policies and guidance relevant to the proposed development.

The National Planning Policy Framework (NPPF) which was published December 2024 and amended February 2025 by the Department for Levelling Up, Housing and Communities sets out Government policy on planning for climate change (paragraphs 162-164) which includes taking a proactive approach to mitigating and adapting to climate change stating:

"163. The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts..."

The NPPF includes several policies aimed at steering development away from the areas with the highest flood risk, stating that:

"170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere"....

173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)

176. Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63....

Footnote 62 of the NPPF states:

"This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate."

Footnote 63 of the NPPF states:

"A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use".

The NPPF goes on to state:

"177. Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

178. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

179. Both elements of the exception test should be satisfied for development to be allocated or permitted".

The NPPF includes provision to ensure that developments do not increase the risk of flooding stating that:

"181. When determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan".*

In relation to SUDS the NPPF states that:

"182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- a) take account of advice from the Lead Local Flood Authority;*
- b) have appropriate proposed minimum operational standards; and*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development".*

Supporting guidance for paragraphs 159-169 of the NPPF is set out in the Planning Practice Guidance (PPG) for flood risk and coastal change which was substantially revised in August 2022 by the Department for Levelling Up, Housing and Communities.

Paragraphs 20-22 of the PPG provides guidance on site-specific flood risk assessment. Paragraph 20 defines what a site-specific flood risk assessment is, clarifies when one should be undertaken (with reference to Footnote 55 of the NPPF), and states that the objectives of a site-specific flood risk assessment are to establish:

- whether a proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate;
- the evidence for the local planning authority to apply (if necessary) the Sequential Test, and;
- whether the development will be safe and pass the Exception Test, if applicable

The flood risk issues raised by minor developments, change of use, and permitted development rights in paragraph 51-53.

Paragraph 52 of the PPG states:

“Changes of use can increase the vulnerability of the development or result in occupation or use by people who are more vulnerable than the previous occupants/users to risks from flooding. Older existing properties may not previously have been subject to a flood risk assessment and appropriate mitigation measures, or the nature or severity of the flood risk may have changed over time, requiring more appropriate mitigation. Even if a development’s vulnerability is not increasing, change of use can often present an opportunity to improve the flood resilience of existing development”.

Paragraph 53 of the PPG states:

“...applications for prior approval in areas of flood risk must be accompanied by a site-specific flood risk assessment as required by the prior approval process set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 or footnote 55 of the National Planning Policy Framework as applicable. Flooding prior approvals require consultation with the Environment Agency where the development is in an area within Flood Zone 2 or Flood Zone 3, or in an area within Flood Zone 1 which has critical drainage problems.

In relation to SUDS, Paragraph 59 of the PPG requires:

“Where SuDS are required in accordance with paragraphs 167 and 169 of the National Planning Policy Framework, to reduce delays in the planning process, applicants need to submit a sustainable drainage strategy containing proportionate information on the proposed sustainable drainage systems as part of their planning application (including outline applications), having regard to the nature and scale of the development proposed”.

Mid Sussex District Plan (2014-2031) (adopted in March 2018) sets out planning policies, site allocations and land designations Borough-wide and is the central document in the Borough’s Development Plan. It includes policies relating to management of flood risk and drainage (including sustainable drainage/SuDS). In relation to flood risk and drainage (including SuDS), Policy DP41 ‘Flood Risk and Drainage’ states that:

DP41: Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²² unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

- 1. Infiltration Measures**
- 2. Attenuation and discharge to watercourses; and if these cannot be met,**
- 3. Discharge to surface water only sewers.**

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

As part of the adopted 2014-2031 District Plan, Policy DP4 committed the Council reviewing the plan, starting in 2021, with submission to the Secretary of State in 2023. This accords with the 5-year review requirement set out in national policy.

The Mid Sussex District Plan 2021 – 2039 Submission Draft (Regulation 19), dated December 2023, comprise an updated vision, strategy, site allocations and policies and will supersede the 2018 District Plan upon its adoption. It includes revised policies for flood risk and drainage (Policy DPS4) which states:

In relation to Flood Risk, Policy DPS4 states:

“Flood Risk Proposals for development will need to follow a sequential risk-based approach directing development away from areas at highest risk (whether existing or future risk), ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. All development should consider flood risk in line with national guidance at the time of assessment, including the need to consider and assess flood risk from all sources consistently.

Environment Agency or site-specific flood mapping and the District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), pluvial (surface water), groundwater, infrastructure and reservoirs. The cumulative impacts of all sources of flooding should be considered.

Where possible, development proposals should reduce overall flood risk. Particular attention will be paid to those areas of the district that have experienced flooding in the past.

Development proposals must, where required by national policy, be accompanied by a site-specific flood risk assessment. Development in areas of flood risk will, where relevant, be required to meet national sequential and exceptional tests. Development classified as 'Highly vulnerable' will not be permitted within areas at 1:100 or greater flood extents now or in the future (flood zone 3a, 3b and equivalent). Development classified as 'more vulnerable' will not be permitted within areas of 1:30 flood extents now or in the future (flood zone 3b and equivalent). Where flood management and mitigations are proposed to be utilised within a development, soft flood management methods are preferred over hard engineered solutions".

In relation to Sustainable Drainage, Policy DPS4 states:

"Surface water drainage schemes must be implemented in all new development, including replacement structures and brownfield development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Wherever possible, Sustainable Drainage Systems (SuDS) should be utilised within these surface water systems. SuDS must be incorporated into major development surface water drainage schemes. To mitigate flood risk both on and off-site, surface water drainage system discharge rates should be restricted to the equivalent Greenfield Qbar runoff rate or as close as practically possible, but never greater than 2 litres per second per hectare (2l/s/Ha).

Arrangements for the maintenance and management of drainage systems for their lifetime must also be identified through a maintenance and management plan, to be secured by condition at planning application stage.

New development will be required to make suitable provision for surface water drainage to ground, watercourses or surface water sewer. Surface water drainage to the foul sewer will be resisted in order to maximise the capacity of foul sewage to reduce the risk of sewer flooding. For the redevelopment of brownfield sites, any surface water drainage to the foul sewer should be disconnected, unless it can be shown no other feasible drainage option is available and that the Water Authority agree to the connection.

Surface water drainage should be sensitively designed and located, wherever possible, to promote the improvement of biodiversity, enhance landscape and create good quality spaces that improve public amenities. Green infrastructure will be incorporated, where possible, to improve biodiversity and water quality. Where relevant, proposed surface water drainage would need to be carefully designed to ensure that the bird strike risk to Gatwick airport is not increased and the safety of the airport is not compromised.

The preferred hierarchy of managing surface water drainage from any development is:

- 1. Infiltration Measures,*
- 2. Attenuation and discharge to watercourses; and if these cannot be met,*
- 3. Discharge to surface water only sewers.*

Land that is considered to be required for current and future flood management and/or sustainable drainage will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies. Any land located within the functional flood plan (1:30-year flood extent from any source) will be safeguarded from development".

Mid Sussex District Council has provided some guidance on Sustainable Drainage Systems via their website <https://www.midsussex.gov.uk/environment-net-zero/sustainable-drainage-systems-suds/> (last updated 26th July 2024). The guidance includes what SuDS are and the aim of their incorporation into proposed developments within the district.

South East England authorities have prepared guidance for sustainable drainage titled 'Water. People. Places' that should be used at the earliest stages of the planning and design process for all types of residential, commercial and industrial development (<https://www.midsussex.gov.uk/media/2909/water-people-places-a-guide-for-master-planning-sustainable-drainage-into-developments.pdf>).

3. HYDROLOGICAL SETTING

The following summarises the hydrological setting based upon a review of the sources of information (Section 1.5) upon which the FRA and drainage strategy will be based:

- **Watercourses:** The nearest watercourse to the site is western branch of the Scrase Stream “main river”, which is located approximately 680m north of the site through Mill Green Business Estate (see Figure 6). The Scrase Stream is a tributary of the Ouse River.
- **Public Sewer network:** The Southern Water sewer records (Figure 3 and Appendix C,) for the site surroundings show a 300mm diameter surface water drain running south to north past the site along Perrymount Road.

A 300mm diameter foul sewer also runs south to north past the site along Perrymount Road.

Within the details provided by Southern Water for the existing sewer system, this included their depths. The existing surface water sewer has an invert level of 60.84m AOD (Manhole ID: MH1252). The existing foul sewer has an invert level of 60.67m AOD (Manhole ID: MH1201).

- **Water supply network:** Southern Water have provided detailed mapping to show the water supply network for the area around the proposed development. The mapping shows that a 5-inch distribution main exists under Perrymount Road, adjacent to the site. An extract from the Southern Water mapping is included in Figure 4 of this report.
- **Description of existing site drainage:** The site comprises the access road and the carpark originally constructed for the existing Central House building, with planted verges present on the northern and southern boundaries. Based on a preliminary inspection of the drainage (see Drawing JME.261.SURVEY.001 in Appendix A), it is assumed that the majority of the hardstanding at the rear of the site (drains to two large soakaways located on the lowest part of the site closest to the railway. The existing building (Central House) and the top part of the car park (outside of the blue line shown on Figure 1b) drains via a surface water drainage run to the rear and north of Central House where it connects to the Southern water public surface water sewer network¹. An existing shallow foul drainage system serves the existing Central House building connecting the site to the Foul Water sewer beneath Perrymount Road. Recently installed foul drainage at the rear of the ground floor (installed as part of the conversion of Central House) has to be pumped to the first floor and macerated before discharging to the front of the building due to the shallow nature of the foul drainage at the front of the property.
- **Ground Conditions:** British Geological Society (BGS) mapping (accessed online August 2022) suggests that the site is underlain by Upper Tunbridge Wells Sand formation – a mix of sandstone and siltstone (Figures 12-14). No superficial deposits are present at the site. There are no proximate BGS records located in the vicinity of the site. The SFRA notes that areas with Tunbridge Wells Sand conditions would be appropriate for infiltration techniques, those areas with Clay ground conditions may not be appropriate for the technique. The site is currently served by soakaways which would suggest that the ground conditions are suitable for soakaways.
- **Topography:** Based on the provided topographical survey (Appendix A), the site falls from approximately 62.51m AOD at the front of the proposed new building to rear of the proposed development towards the railway, where a low of 60.32m AOD is shown. Based on 1m resolution LiDAR data, the ground levels fall from 67.16m AOD to 61.02m AOD along Perrymount Road from south to north within the vicinity of the proposed development.
- **Groundwater:** DEFRA Magic Map mapping shows the site to be within a high groundwater vulnerability area but not located within a Source Protection Zone..
- **Flood zones and mapping:** The site is located within Flood zone 1 (lowest flood risk category²) according to

¹ Note that the drainage information on the topographic plan is shown indicatively based on preliminary drainage information. Two soakaways were identified in the lower part of the car park and were noted to drain only the rear car park (i.e. the site itself) based on observations made during a site visit by JME Enviro Limited. The network serving Central House (including the immediately adjacent hardstanding areas) was confirmed to drain to the public surface water network in Perrymount Road based on site observations – further survey is required to progress the detailed design.

² Floodzones are defined in the NPPG as follows:

- Floodzone 1 – Low Probability: Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the flood Map – all land outside Zones 2 and 3).
- Floodzone 2 – Medium Probability: Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1

the flood map for planning (see Figure 6).

The reservoir flood maps (accessed online at gov.uk, May 2026) confirm that the site is located within the area that will not be flooded in the event of a breach of reservoirs in the surrounding area (See Figure 8) even following a breach situation during “wet” scenarios (“when there is also flooding from rivers”).

The Surface Water Flood Map (accessed online at gov.uk, May 2026), indicates that the site is at a very low risk of flooding (see Figure 7). No flooding on the site is shown in the low, medium and high risk scenarios. The railway corridor (west) and Perrymount road (east of the site) is shown to be elevated risk. In the low risk scenario, depths are <300mm, associated with a flow path running south to north along the route of the trainline (See Figure 7). According to the flood mapping, surface water flood risks are categorised as follows:

- High risk means that each year this area has a chance of flooding of greater than 3.3%.
- Medium risk means that each year this area has a chance of flooding of between 1% - 3.3%.
- Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
- Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Flooding from surface water is however difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

According to the long term flood risk mapping (accessed online at gov.uk, August 2026) the location is outside of a groundwater flood alert area. The SFRA confirms that the settlements Hayward Heath is ‘considered to be in an area of low risk of flooding from groundwater’.

- **Historic flooding:** The following summarises the historic flood records at and in the vicinity of the site:
 - Fluvial flooding - There are no fluvial flood records of historic flooding for the site and its surrounding area in the SFRA based on EA historic flood outlines.
 - Sewer Flooding: The SFRA reports that there are 10 records flood events (3 internally, and 7 externally). One of these appears to relate to flooding on the site next door (north based on mapping in the SFRA (accessed online), but the site does not appear to have been affected.
 - Surface Water: At the time of writing, West Sussex has prepared three Section 19 Flood Investigation Reports (Storm Ciaran and two for Storm Kathleen) as well as a report on the June 2012 flood event. None of these report flooding in Haywards Heath.
 - Groundwater Flooding: There are no specific records of groundwater flooding at the site or vicinity.

A summary of flooding from all sources is provided in the LFRMS (see Figure 11). The site appears not to be located in an affected area, though there has been flooding from different sources to the north and south of the site.

4. PROPOSED DRAINAGE STRATEGY

4.1. Overview

This Chapter summarises the planning and policy guidance considerations that have informed the drainage strategy.

As the NPPF states that flood risk should not be increased elsewhere by the development, adequate drainage for the proposed new buildings will need to be provided as part of the redevelopment proposals.

A 45% increase in rainfall intensity should be allowed for in the design of the drainage line with the latest UK government advice on climate change³.

in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

- Floodzone 3 (Land shown in dark blue on the Flood Map):
 - Floodzone 3a – High Probability: Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
 - Floodzone 3b – Functional Floodplain: This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.
- Floodzone 3a and 3b are not separately distinguished from Zone 3 on the Flood Map).

³ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> - last updated 27th May 2022

National, regional & local planning policy, Approved Document H of the Building Regulations, and best practice guidance requires that, where feasible, site drainage should utilise Sustainable urban drainage systems (SuDS) to collect, treat, convey, and dispose of surface water safely. SuDS are a natural approach to managing drainage in and around properties and other developments. They work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants.

In accordance with the SuDS hierarchy and best practice guidance, source control measures such as green roofs should preferably be used in conjunction with infiltration forms of SuDS, such as permeable paving, soakaways, swales and soakage basins being used where viable to manage surface water as close to source as possible. If infiltration is not viable, or if attenuation of surface water is required, then above ground attenuation systems such as detention basins and ponds will ideally need to be used to ensure runoff is attenuated and restricted to greenfield run off rates prior to discharge to a suitable waterbody. Below ground storage, pumped drainage, and below ground attenuation, with an outfall to surface water sewer (or a combined sewer, as a last resort) may be necessary, but will only be considered where infiltration or above ground storage SuDS are not viable. Planning policy requires the inclusion of SuDS to achieve better than greenfield runoff rates where practicable.

All new on-site drainage should ideally be separated until the point of connection to the existing sewer network in order to meet Southern Water requirements and best practice/building regulations.

To inform the detailed design of the drainage, it is recommended a detailed drainage survey be carried out to locate and establish invert levels and condition of existing connections to the public sewer network in order to confirm it is possible to reuse any existing connections, and inform any necessary diversions/remedial/upgrade works.

A proposed foul and surface water drainage strategy which considers the scheme in the context of the hydrological setting, information available on the ground conditions, existing drainage regime and site constraints is summarised below.

4.2 Proposed Surface Water Strategy

The surface water drainage strategy is summarized in this Section and on Drawing P261-1100-C-DR-0100 in Appendix D.

The drainage discharge hierarchy has been considered in consideration of the drainage proposals for the proposed scheme, as follows:

- **Rainwater as a resource** – Rainwater harvesting for the proposed development should be considered by a specialist at the detailed design stage.
- **Infiltration of surface water to ground** – Infiltration into the ground below the proposed car park area for the development is considered viable as long as a 5m buffer around any proposed building is maintained, and an impermeable liner is included on the side of the soakaway, in order to mitigate any associated undermining risk by allowing infiltration too close to any buildings. At the time of writing no infiltration test results are available, but it is noted that the existing site drains using soakaways.
- **Discharge to surface watercourse** – No surface watercourses are present in the vicinity of the site.
- **Discharge to surface water sewer** – The surrounding area is served by separate foul and surface sewers according to the Southern Water records. The surface water strategy on Drawing P261-1100-C-DR-0100 in Appendix D shows an existing connection from part of the site to this sewer. This would be the fallback option if soakage cannot meet the full requirements.
- **Discharge to combined or foul water sewer (last resort)** – Not required

A SuDS appraisal to assess the potential for SuDS inclusion has also been undertaken (Table 3 below) for the 'area affected by development' (blue line on Figure 1a). The remainder of the site boundary has been excluded as it falls within a different ownership, and our client only has right of way for access and permission to connect the foul drainage into. SuDS measures have therefore been implemented where possible within the bounds of the scheme to meet the requirements of the national, regional and local planning policy requirements and best practice guidance

Table 3 – SuDS Appraisal

SuDS Option	Suitability/ Included in the Scheme?	Comments
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Rainwater Harvesting	*	Rainwater harvesting for the proposed development should be considered by a specialist at the detailed design stage.
Soakaways and permeable paving (infiltration and treatment)	✓	The proposed drainage strategy as shown on Drawing P261-1100-C-DR-0100. relies on infiltration to dispose of surface water. A cellular soakaway tank (23 x 7.1 x 0.5 m) is shown on the drainage strategy layout, though part of the tank (darker blue hatch on the drawing) will need to be lined in order to ensure that no infiltration occurs within 5m of any building structure. Conservative infiltration values (1x10-6m/s) have been assumed as shown on the drawing. Permeable paving with permeable subbase (Type 3 or similar) will be incorporated below the parking spaces to collect and provide treatment of the runoff from the trafficked areas prior to disposal to the underlying soakaway.
Soft landscaping, filter drains, raingardens		Soft landscaping has been maximised within the scheme with the inclusion of 304m ² (an additional 130m ² of planted areas/grassed areas around the new building.
Green Roofs/Brown Roofs/Blue Roofs	*	Sufficient attenuation is provided in the soakaway design and no further attenuation is required based on current assumptions. However, the need for a blue/green roof will be considered further at the detailed design stage if infiltration rates and ground conditions require further attenuation.
Attenuation Ponds (above ground storage)	X	Not considered viable due to lack of space.
Below ground storage in cellular systems	✓	Attenuation (cellular storage crates) has been included in the design of the soakaway design to provided storage prior to infiltration. The volume of attenuation is currently shown as 82m ³ , but this will be confirmed once the infiltration rate has been confirmed.
Flow control devices	*	No further attenuation is required based on the current design.

Key:

- ✓ Suitable for use and included in the scheme
- * Potentially suitable for use – not included in the client and architect design proposal at present – should be considered further as part of the next stage of design
- X Unlikely to be suitable for use

In summary, the following SuDS features are currently included in the surface water drainage strategy shown on Drawing P261-1100-C-DR-0100 in Appendix D:

- **Permeable paving** – Included in the parking bays to collect and provide treatment of the runoff from the trafficked areas.
- **Soakaway** – A cellular soakaway tank is included in the scheme to drain all surface water within the affected site area to mimic the existing drainage regime.
- **Soft landscaping** – Soft landscaping has been maximised within the scheme to encourage infiltration. 304m² of soft landscaped areas has been included (approx. 130m² more than existing).

Opportunities to incorporate green roofs and rainwater harvesting will be considered by specialists at the next stage of design once structural and building services engineers are appointed.

The need for additional attenuation (blue roofs or additional below ground storage) and flow control devices will be considered as the design progresses, however the current design does not require these features to be included.

The remainder of the site (wider Central House) will remain unchanged and will continue to drain unrestricted to the Southern Water surface water sewer in Perrymount Road as illustrated on the surface water drainage strategy layout site plan in Appendix D.

Microdrainage calculations are included in Appendix D along with the proposed layout Drawing.

4.3 Proposed Foul Strategy

The foul water strategy is also shown on Drawing P261-1100-C-DR-0100 in Appendix D.

It is proposed that the foul drainage from the new building will drain to a new foul water pump station with a wet well sized to include 24 hour emergency storage volume (11.7m³) for 30 units/78 residents. The new rising main will be pumped to the north of Central House and then to a new manhole before the existing final manhole on the private foul

water sewer in front of Central House, where it will drain under gravity to the Southern Water foul sewer in Perrymount Road.

Duty standby pumps with telemetry monitoring and venting to high level will be included in the detailed design of the pumping station. Pumping rate will be agreed as the design progresses, but is likely to be in the order of 7 l/s.

A full survey of the existing drainage will be required to inform the detailed design, to confirm it is necessary to pump the foul drainage, agree the best point of connection and establish whether any upgrades to the existing network are required. Any opportunities to make a new connection to the public sewer under gravity, thus avoiding the need to pump the foul water should be sought where this is viable.

The foul strategy as presented in this section has been submitted to Southern Water as part of a pre-development enquiry, though a response is pending at the time of writing. Any changes to flows and/or new points of connection will need to be agreed by consultation with building control and Southern Water at the next stage of design as part of a Section 106 application.

4.4 Maintenance of the Drainage

None of the proposed below ground drainage (foul or surface water) located within the site boundary is likely to be eligible for adoption by Southern Water, and therefore the below ground surface water below ground drainage network will need to be regularly inspected and maintained by a private maintenance contractor (employed by the site management company) or the client depending on whether the freehold is retained or not.

The regular inspection and maintenance of highway drainage, public and private drainage by Mid-Sussex District Council, Southern Water, and a private maintenance contractor respectively, will minimise the residual risks associated with highway drainage, public and private sewers.

A basic management plan for the site drainage will be prepared for the development based on the SuDS manual, once the surveys are complete and the drainage strategy designs are finalised and agreed at the next stage of design. Responsibility for maintenance of the various elements of the drainage will be clearly set out in the document.

It is envisaged that occupants of the building will be responsible for the maintenance of the aboveground drainage serving their property – cleaning any readily accessible drainage from any private balconies/terraces on the property (including removing leaf litter) and ensuring that that fats are not disposed of via sinks/drains, and non-flushable sanitary products are not disposed of via toilets.

Based on the current proposals, the following schedule is proposed (Table 4).

Table 4 – Outline maintenance schedule - SuDS

Category	Activity	Indicative frequency	Typical tasks
SuDS	Routine/regular maintenance	Monthly (for normal care of SuDS)	- Litter picking - Inspection of inlets, outlets and control structures.
	Occasional maintenance	Annually (dependent on the design)	- Silt control around components - Vegetation management around components - Suction sweeping of permeable paving - silt removal from catchpits and cellular storage.
	Remedial Actions	As required (tasks to repair problems due to damage or vandalism)	- Inlet/outlet repair - Erosion repairs - Reinstatement of edgings - Reinstatement following pollution

Category	Activity	Indicative frequency	Typical tasks
			Removal of silt build up.
Pumped Foul drainage	Regular Maintenance	Monthly	- Inspect and identify any areas that are not operating correctly. - Visually check pump sump / chamber, pumps, level controls and control panel. - If required, take remedial action
		Monthly	- Check for build-up of debris, floating waste, grease, etc. within the pump sump / chamber. - If required, take remedial action
		6 monthly or more frequent if required	Pre-planned maintenance visit by specialist pump company
		Annually, or as required	Pump sump / chamber jet cleaned and tanked by specialist company
	Remedial Actions	Call out to specialist pump company	As required
	Monitoring	Annually, or as required	Check all connecting gravity manholes to and from the pump station to ensure that they are free from debris and free flowing.
		Weekly	Check the control panel for any fault alarms

5. FLOOD RISK ASSESSMENT

5.1 Scope of Work

The scope of this FRA was refined to meet the objective set in Section 1.3 of this report and considers the following:

- Suitability of the proposed development;
- Flood risk to the development from all sources;
- Potential for the design, construction and operation of the site to change the risk of flooding to neighbouring properties including a drainage assessment;
- Any necessary mitigation measures to mitigate identified potential flood risks;
- Climate change;
- Residual flood risks.

This approach is consistent with the NPPF, PPG and the requirements of planning policy.

5.2 Site suitability for the Proposed Development

The site is located in flood zone 1 and therefore in accordance with the NPPF and PPG, all development proposals are considered acceptable in terms of flood risk, and the sequential test is thus deemed to be met and the exception test is not required.

5.3 Flood Risk to the Proposed Development

Based on our understanding of the hydrological setting, the following sources of flooding have been identified in relation to the proposed development.

Table 5 – Sources of Flooding

Potential Source	Pathway	Potential Linkage to Site	Assessment of risk posed to the proposed development
Fluvial Flooding	Overtopping of the channel and overland flow	No	The site is not shown to be in the floodplain any watercourse. Flooding from this source is therefore not considered to be a significant source of flooding to the proposed development and is not considered further in this report.
Groundwater (shallow)	Potential for Perched/shallow groundwater	No	There is no information to suggest that the site is at risk of groundwater flooding. The risk of flooding due to groundwater flooding is therefore considered to be low and flooding from this source is not considered further within this report. It would be prudent to confirm groundwater levels to inform the drainage design – see recommendation in Table 6.
Artificial water Bodies	Failure of impounding structures and overland flow	No	No significant sources of flooding have been identified and flooding from this source is not considered further within this report.
Sewer flooding from Southern Water assets, highway drainage and private site drainage	Surcharge in site drainage and the public sewer network due to blockage or exceedance of capacity	Yes	Sewer flooding from blockage of internal building drainage as well as the Southern Water network is a residual risk to be managed by the regular inspection and maintenance of the public and private sewer network. The flood risk associated with this source may also increase over time due to the effects of climate change. Appropriate mitigation measures are discussed in Table 6.
Infrastructure failure from water mains and internal water supply system	Failure of the Southern Water supply network and/or internal water supply and distribution system may result in flooding of the internal building as well as the surrounding area	Yes	Flood risk from this source is considered to be a residual risk with the main threat being from internal pipe work during any building works. Flooding from this source poses a residual risk to the proposed development and property below the scheme. Appropriate mitigation measures are discussed in Table 6.
Surface water flooding as a result of extreme rainfall and runoff from overland flow	Flooding of the car parks and surrounding roads due to extreme rainfall	Yes	The EA surface water flood mapping (Figure 7) indicates that Perrymount Road and the railway cutting is at risk of flooding in the low risk scenarios. Appraisal of the mapping in the context of the topography of the site and surroundings suggest that the flood depths would be (<300mm) and suggest that the site is not at risk of flooding from this source. As flooding from this source may affect access, surface water flooding is considered a residual flood risk. Appropriate mitigation measures are discussed in Table 6.

Appropriate mitigation measures to mitigate the identified sources of flooding are discussed in Table 6.

5.4. Drainage Assessment

This Section assesses the impact of the proposed development and the drainage strategy on the receiving sewer environment.

5.4.1 Change in Surface Water Runoff

The affected area of the site is ~90% hardstanding, with the drainage falling to soakaways at the western end/lowest part of the site at present.

As set out in Section 4.2, the proposed strategy will mimic the existing drainage regime replacing the existing soakaways with a new cellular soakaway tank located between the existing and proposed building. The existing drainage (two gullies) serving Central House including the immediate rear of Central House, will remain unchanged, but will be replaced with a slot drain.

An increase in soft landscaping and an allowance for climate change in the site drainage will reduce runoff in exceedance events compared to the existing situation.

Overall there will be no change in the surface water flows leaving the site.

5.4.2 Change in Foul flows

The proposed development will increase foul flows to the local sewer network compared to existing as the existing site which is currently a car park (30 units/78 residents).

The rate of pumping is to be determined and agreed as the design progresses but is likely to be in the order of 7l/s based on BS12056, with a design flow of 1.2l/s (0.6l/s, pumped) based on the Code (new Sewers for Adoption, subject to agreement with building control and Southern Water.

5.4.3 Changes in Sewer Flows – Impact on sewer network

There will be no change in flows in the public surface water sewer based on the drainage proposals set out in this report.

Foul flows from the site overall will increase due to the addition of the new building, and therefore foul flows in the public sewer will increase.

As the foul sewer system outflow is to be controlled by a new pump station located to the north of the proposed permeable paving system the pump rate will be managed so that there is minimal impact to the receiving Southern Water foul sewer. The pumping rate is to be agreed with Southern Water and a pre-planning enquiry is pending a response at the time of writing.

Further opportunities to reduce the impact of the site on the public sewer network are discussed in in Table 6.

5.4.4 Changes in exceedance flows/Overland Flow Route

Due to the fall of the site, the car park will fall to the south towards the building entrance which will need to be carefully designed the next stage of design as part of a levels study.

A slight reduction in exceedance flows is envisaged due to the introduction of additional soft landscaping. No significant changes occur to the flow routes will occur following development based on the existing and proposed levels and the type of surfacing (see Figure 15), on the basis that the mitigation measures set out in Table 6 are included.

5.5 Mitigation Measures

Table 6 sets out appropriate mitigation measures to minimise the identified flood risks.

Table 6 Mitigation Measures

Type of Flooding	Issue	Mitigation Measures	Justification	Residual Risk * 4
Flooding from sewers –sewer blockage/pup failure/surchar ging of public sewer network following intense rainfall including surface water flooding	Blockages, surcharges or failure in the site drainage or the public sewer network in the site vicinity may result in backing up of the site drainage/drainage serving the site which may result in property flooding of the property including external areas and site surroundings. Flooding due to excessive rainfall that cannot drain through existing drainage systems or infiltrate into the ground resulting in ponding on	- A full drainage survey should be undertaken to confirm the existing drainage size, routes, flow types and condition of the sewers in order to confirm the existing connection(s) are suitable for reuse, inform the need for any required upgrades, extension or refurbishment to the existing outfalls to the public sewer network; - Opportunities should be sought to connect to the foul sewer under gravity, though provision has been made for a pumped connection based on the current information. - The design of the drainage should be progressed to ensure that the proposed drainage systems, connections to the public sewer (including any essential upgrades and/or remedial works) are undertaken and agreed with Building Control and Southern Water as necessary and agreed with the LLFA and southern Water. This should include the permeable paving system and a soakage solution for surface water.	These measures will ensure flood risk from these sources is minimised.	Low

⁴ Following adoption of the proposed mitigation measures

Type of Flooding	Issue	Mitigation Measures	Justification	Residual Risk * 4
	the site and overland flow Some flooding may occur in Perrymount Road during extreme rainfall according to the SW flood maps. Foul flows from the site will increase Flooding from this source is considered to pose residual risk to the proposed development.	- Site residents should be made aware of the flood risk to Perrymount Road and should be advised that no depth of floodwater is safe to pass through. - Opportunities for the inclusion of rainwater harvesting and green roofs should be considered at the next stage of design once the appropriate specialists are instructed. - An appropriate site investigation including soakage tests and groundwater monitoring should be undertaken prior to commencement of development so that the drainage strategy set out in this report can be validated. - The detailed design should ensure that the above ground building drainage serving the site is appropriately sized and agreed with Building Control and the connection pints and flow rates agreed with Southern Water; - Water saving fixtures and fittings to be included to minimise water consumption and foul flows. - Ground floor FFL and thresholds to the entrances should ideally be raised where practicable to ensure that the ground floor entrance threshold is at least 300mm above the surrounding area. Threshold drainage will need to be installed as a precaution and to manage residual risks. - Exceedance flows should be directed onto the soft landscaped areas, away from property entrances, around the building. - The detailed design of the external levels will need to consider surface water flow/exceedance pathways; - Low flow water use fixtures and fittings to be included to minimise water consumption and foul flows; - An appropriate management plan for the drainage should be prepared for the development once the drainage strategy is finalised; - If sewer flows from the site are not currently separate, then separate connection will be sought from Southern Water to serve the new development, subject to survey and detailed design. - Prior to occupation, the owners of the property will appoint a private management company and will ensure appropriate routine inspection and maintenance of the site drainage in line with the management plan; - The site owner should ensure that public sewers including adjacent highway drainage, and public water supply are maintained by Mid-Sussex District Council Highways Department and Southern Water respectively for the life of the development. Any future ponding, flooding and backing up observed in the adjoining public highway should be investigated and reported to the appropriate authority if the cause is not the on-site drainage. - Duty standby pumps should be installed in the foul pumping station along with telemetry which should be monitored by site management or an appointed agent to be detailed in the drainage maintenance plan.		
Flooding from Water mains	Flooding of the water supply and distribution system may result in flooding of the internal building.	Care to be taken during construction not to damage the mains during construction and any future maintenance. Routine inspection of the site and public water supply and distribution system by the site owner and Southern Water.	Will ensure the risk of flooding is minimised.	Low

5.6 Residual Risk

A number of residual risks have been identified, associated with flooding from blockage, pump failure and/or surcharge of public sewers and/or site drainage, burst water supply pipes, and intense rainfall.

These risks are typical of a site like this in an urban area.

Should flooding occur in the surrounding streets, residents are warned not to walk through any depth of flood waters, and to report any flooding from water mains & sewers to Southern Water, and any flooding of the highway drain to the local authority flood risk team and/or highways department.

Mitigation measures have been provided in Table 6 to address and manage the residual risk from these forms of flooding. In summary, as long as the highway drainage, public sewer networks, site drainage/water supply infrastructure are regularly inspected by maintained by the Mid-Sussex District Council, Southern Water and site management company respectively then the residual risk will be minimised.

5.7 Climate Change

Climate change has important implications for the assessment of flood risk. The NPPF requires that the effect of climate change is considered when assessing flood risk posed to development.

Climate change has the potential to affect all sources of flooding. The likely impacts of climate change relevant to the scheme could include increased severity and frequency of storms, winters leading to higher groundwater levels, increased rainfall intensity and an increase in the frequency of sewer flooding incidents. Flood frequency and severity (duration of flooding and depths) are likely to increase over time.

A 45% increase in rainfall intensity has been allowed for in the drainage design in order to account for climate change.

6. CONCLUSION & RECOMENDATIONS

A flood risk assessment (including drainage assessment) has been undertaken for the proposed development.

Based on our understanding of the site setting and the development proposals, it is considered that the risk of flooding from all sources is generally low, and the development can be operated safely and without significantly increasing flood risk elsewhere.

A number of residual risks have been identified, associated with flooding from blockage, pump failure and/or surcharge of public sewers and site drainage, burst water supply pipes and groundwater and intense rainfall.

These are considered 'typical' of a site in an urban area and such as this, and basic specific mitigation measures have been provided in Table 6 to address and manage the residual risk from these forms of flooding.

In relation to surface water management, it is noted that the site is located in a locally designated 'Priority area' for surface water flooding and SuDS measures have been considered and included to meet the requirements of the national, regional and local planning policy requirements and best practice guidance. The surface water from the trafficked areas will drain via permeable paving and along with the footpaths and the roof runoff will drain via asoakaway (see Table 3 and Drawing P261-1100-C-DR-0100 in Appendix D).

These measures will ensure that there is a no change in surface water runoff from the site following development.

The foul sewer system outflow is to be controlled by a new pump station located to the north of the proposed permeable paving system. The pump rate will be managed so that there is minimal impact to the receiving Southern Water foul sewer subject to agreement with Southern Water.

Table 6.1 demonstrates that the requirements of the LLFA in response to their letter dated 5th May 2026 have been included within the drainage strategy and calcs.

Table 7 Responses to LLFA comments dated 5th May 2026

LLFA comments	JM Enviro Limited response
1. A sufficiently Detail Design plan that caters for the 1 in 100-year, plus 45% climate change storm event and follows the drainage hierarchy.	See Drawing P261-1100-C-DR-0100 in Appendix D and calcs which meet the LLFA's requirements. The drainage hierarchy is set out in Section 4.2.
2. Evidence that a suitability sized surface water drainage system can be located on the site considering site constraints, including adjacent development's utilities and drainage.	See calcs and drawing in Appendix 4.2, The majority of the proposed development and drainage will be located in a rear car park. Services will need to be brought around the access route to the north of the site, and a rising main installed but the client has consent of the freeholder for this.
3. Up to date CCTV/Drainage Survey may be required to demonstrate viability of any solution.	A drainage survey will be undertaken upon receipt of planning to confirm the points of connection for the foul, but note that the point of connection shown is an existing connection that was surveyed back in 2022 and is known to be live as it serves Central House.
4. If discharge to a public sewer be proposed then the following information will be required: I Evidence that alternative more sustainable means have been considered II Evidence that Southern Water have agreed, in principle, to such a connection will be III Evidence that no pumped system is proposed. IV Evidence that any discharge off site is limited to the Greenfield QBar runoff rate for the area being drained or Evidence that Southern Water has set a suitable discharge rate for the development to utilise.	No discharge to the public sewer is required for surface water. It is proposed
5. All supporting hydraulic calculations are submitted using the current standards e.g FEH22, CV = 1 (both summer and winter), at the required rainfall scenarios and demonstrating no flooding within the site at the 1 in 30".	A CV of 1 has been used for both summer and winter to comply with the LLFA guidance (see calcs in Appendix D) which demonstrate that there will be no flooding for the 100-year plus 45% climate change rainfall event which is over and above the request for 'no flooding within the site at the 1 in 30'. The hydraulic model submitted in support of the drainage strategy has been prepared using MicroDrainage. At present, the version of MicroDrainage used for the assessment does not provide direct support for FEH22 rainfall inputs, and the model has therefore been prepared using FEH13 rainfall data. The design rainfall applied in the model is considered to be conservative for this location. This has been reviewed against the UKCEH FEH22 / FEH13 comparison mapping published in the FEH Web Service User Guide. UKCEH confirms that the FEH22 comparison figures present the "FEH22 rainfall depth as a fraction of the FEH13 rainfall depth", with red shades indicating areas where the FEH22 rainfall estimate is lower than the equivalent FEH13 rainfall estimate. For the Haywards Heath area, the published UKCEH FEH22 / FEH13 comparison figures https://fehwebdocs.hydrosolutions.co.uk/DDF-Science/FEH22/ for the relevant drainage design storm durations and return periods indicate that FEH22 rainfall is generally lower than FEH13. In particular, the UKCEH comparison mapping for the 6-hour and 24-hour storm durations at the 30-year and 100-year return periods shows the area falling within red/pink ratio bands of less than 1.0. These include mapped FEH22/FEH13 ratio bands of 0.95–0.99, 0.90–0.95 and, locally, lower bands depending on storm duration and return period. A ratio below 1.0 means that the FEH22 rainfall depth is lower than the FEH13 rainfall depth. Therefore, the use of FEH13 rainfall within the submitted MicroDrainage model does not understate the design rainfall for this location and is considered conservative for the purposes of the planning-stage drainage assessment. The specific UKCEH comparison figures reviewed are: • UKCEH FEH22 / FEH13 rainfall estimate comparison, 6 hours, 30 years; • UKCEH FEH22 / FEH13 rainfall estimate comparison, 6 hours, 100 years; • UKCEH FEH22 / FEH13 rainfall estimate comparison, 24 hours, 30 years; and • UKCEH FEH22 / FEH13 rainfall estimate comparison, 24 hours, 100 years.

The following recommendations are made in relation to the detailed design and operation of the site drainage:

- A drainage survey should be undertaken to confirm the existing drainage size, routes, flow types and condition of the sewers in order to confirm the existing connection(s) are suitable for reuse, inform the need for any required upgrades, extension or refurbishment to the existing outfalls to the public sewer network;
- Opportunities should be sought to connect to the foul sewer under gravity, though provision has been made for a pumped connection based on the current information.
- The design of the drainage should be progressed to ensure that the proposed drainage systems, connections to the public sewer (including any essential upgrades and/or remedial works) are undertaken and agreed with Building Control and Southern Water as necessary and agreed with the LLFA and Southern Water. This should include the permeable paving system and the cellular soakaway tank for surface water.
- Site residents should be made aware of the flood risk to Perrymount Road and should be advised that no depth of floodwater is safe to pass through.
- Opportunities for the inclusion of rainwater harvesting and green roofs should be considered at the next stage of design once the appropriate specialists are instructed.
- An appropriate site investigation including soakage tests and groundwater monitoring should be undertaken prior to commencement of development so that the drainage strategy set out in this report can be validated.
- The detailed design should ensure that the above ground building drainage serving the site is appropriately sized and agreed with Building Control and connection points and flows agreed Southern Water;
- Ground floor FFL and thresholds to the entrances should ideally be raised where practicable to ensure that the ground floor entrance threshold is at least 300mm above the surrounding area. Threshold drainage will need to be installed as a precaution and to manage residual risks.
- The detailed design of the external levels will need to consider surface water flow/exceedance pathways. Exceedance flows should be directed onto the soft landscaped areas, away from property entrances, around the building as shown on Figure 15;
- Low flow water use fixtures and fittings to be included to minimise water consumption and foul flows;
- An appropriate management plan for the drainage should be prepared for the development once the drainage strategy is finalised;
- If sewer flows from the site are not currently separate, then separate connection will be sought from Southern Water to serve the new development, subject to survey and detailed design.
- Prior to occupation, the owners of the property will appoint a private management company and will ensure appropriate routine inspection and maintenance of the site drainage in line with the management plan;
- The site owner should ensure that public sewers including adjacent highway drainage, and public water supply are maintained by Mid-Sussex District Council Highways Department and Southern Water respectively for the life of the development. Any future ponding, flooding and backing up observed in the adjoining public highway should be investigated and reported to the appropriate authority if the cause is not the on-site drainage.
- Duty standby pumps should be installed in the foul pumping station along with telemetry which should be monitored by site management or an appointed agent to be detailed in the drainage maintenance plan.

In summary, we consider that the hydrological setting does not significantly constrain the development proposals and consider that the development will have a neutral impact on flood risk to neighbouring properties (as a result of the inclusion of SuDS), as long as the recommendations made in this report in relation to drainage are implemented. There will however be a slight increase in the foul flows leaving the site, which Southern Water has confirmed is acceptable.

Authored: OM/AOR/JM

Approved: Julian Moore (BSc, MSc, D.I.C) Director of JM Enviro Limited

FIGURES

Figure 1 – Existing and proposed layouts

Figure 2 – Site photos

Figure 3 – Southern Water Asset Records – Sewer Map

Figure 4 – South East Water Asset Records – Potable Water Supply Map

Figure 5 – EA flood defence Asset register

Figure 6 – Fluvial/tidal flood map for planning (Source gov.uk)

Figure 7 – Surface water flood risk maps (Source: gov.uk)

Figure 8 – Extent of flooding from reservoirs (Source: gov.uk)

Figure 9 – Surface Water Wet Spots (Source: LFRMS, 2014)

Figure 10 – Historical Flood Records (Source: PFRA 2011)
Figure 11 – Flood Zone Extents (Source: SFRA, 2015)
Figure 12 – Bedrock Geology (Source: PFRA, 2011)
Figure 13 – Superficial Geology (Source: Geology of Britain viewer)
Figure 14 – Bedrock Geology (Source: Geology of Britain viewer)
Figure 15 – Changes to exceedance flows

APPENDICES

Appendix A – Topographical Survey (including drainage information)⁵
Appendix B – Architect Drawings – Existing and Proposed Site Layouts
Appendix C – Southern Water and South East Water asset records
Appendix D – Proposed Drainage Strategy
Appendix E – Correspondence with LLFA, Southern Water and South East Water

⁵ Note that the drainage information on the topographic plan is not accurate. Two soakaways were identified in the lower part of the car park and were noted to drain only the rear car park (i.e. the site itself) based on observations made during a site visit by JME Enviro Limited). The network serving Central House (including the immediately adjacent hardstanding areas) was confirmed to drain to the public surface water network in Perrymount Road based on site observations – further survey will be required to progress the detailed design.

FIGURES

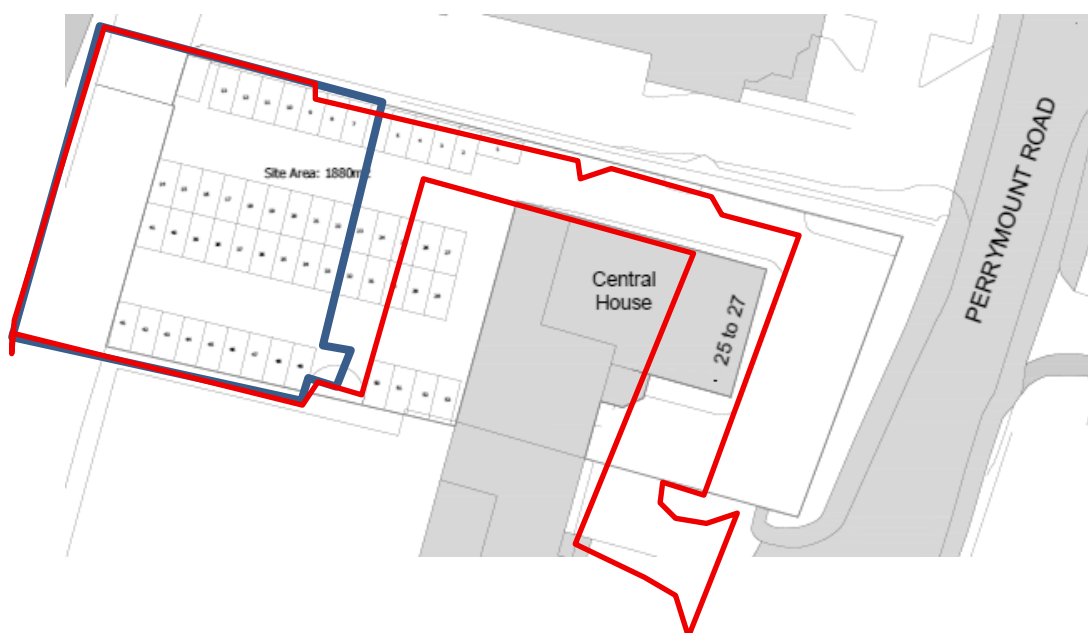
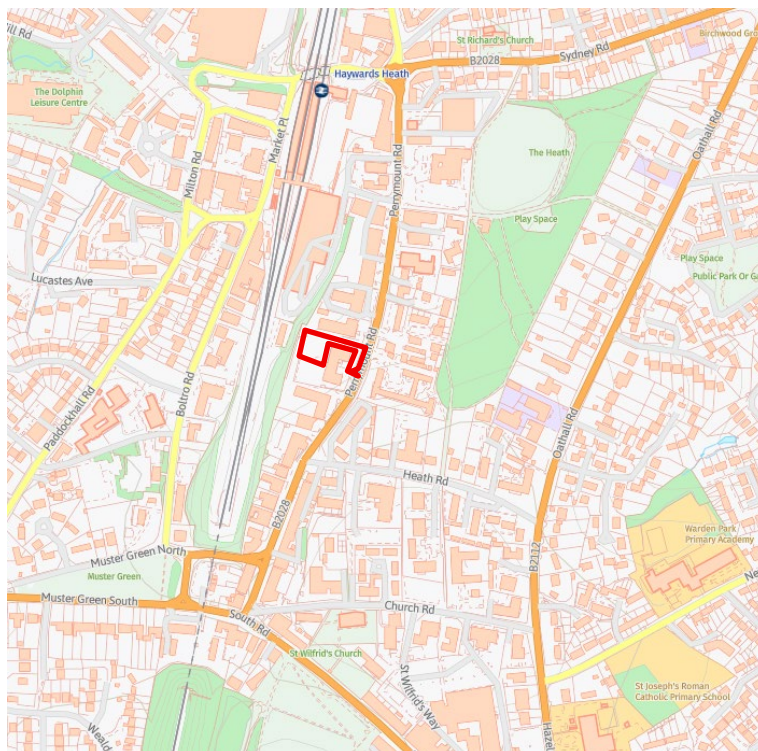


Figure 1a. Site location and existing layout
Site location - Planning application boundary in green. Site considered in drainage calcs in blue
(Source: OS Mapping)

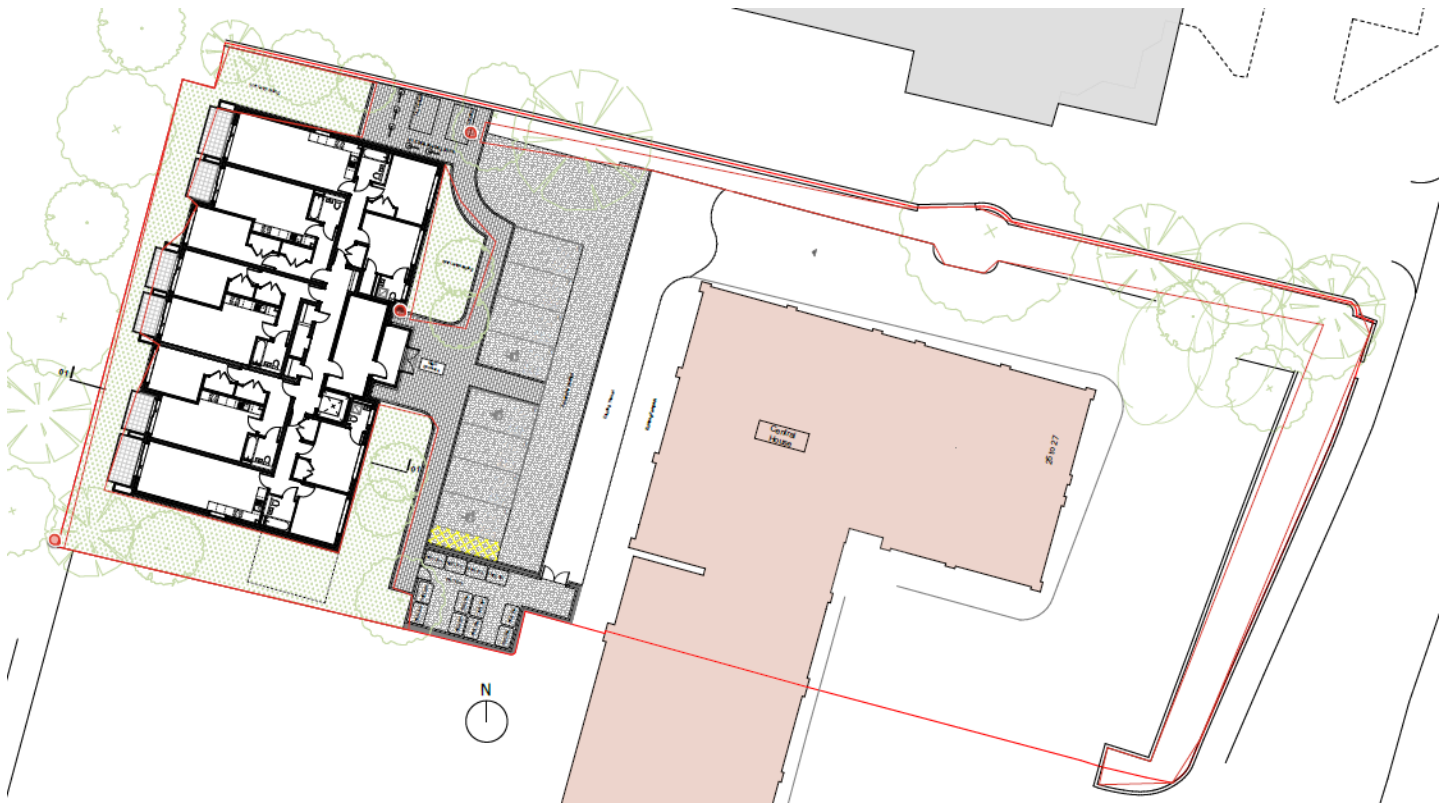


Figure 1b. Proposed site layout (Source: Ink Drawn Architects Ltd)



1. Front view of the site (Central House) – From Google maps (June 2024)



2. View of lower part of car park looking at the soakaway on the south west corner of the site (June 2022)

Figure 2. Images of the Site



3. View of the car park (June 2022)



4. Looking into one of the soakaways that serves the site (June 2022)

Figure 2 (continued). Images of the site



5. Looking east towards central house from the lowest part of the site (June 2022)

Figure 2 (continued). Images of the site

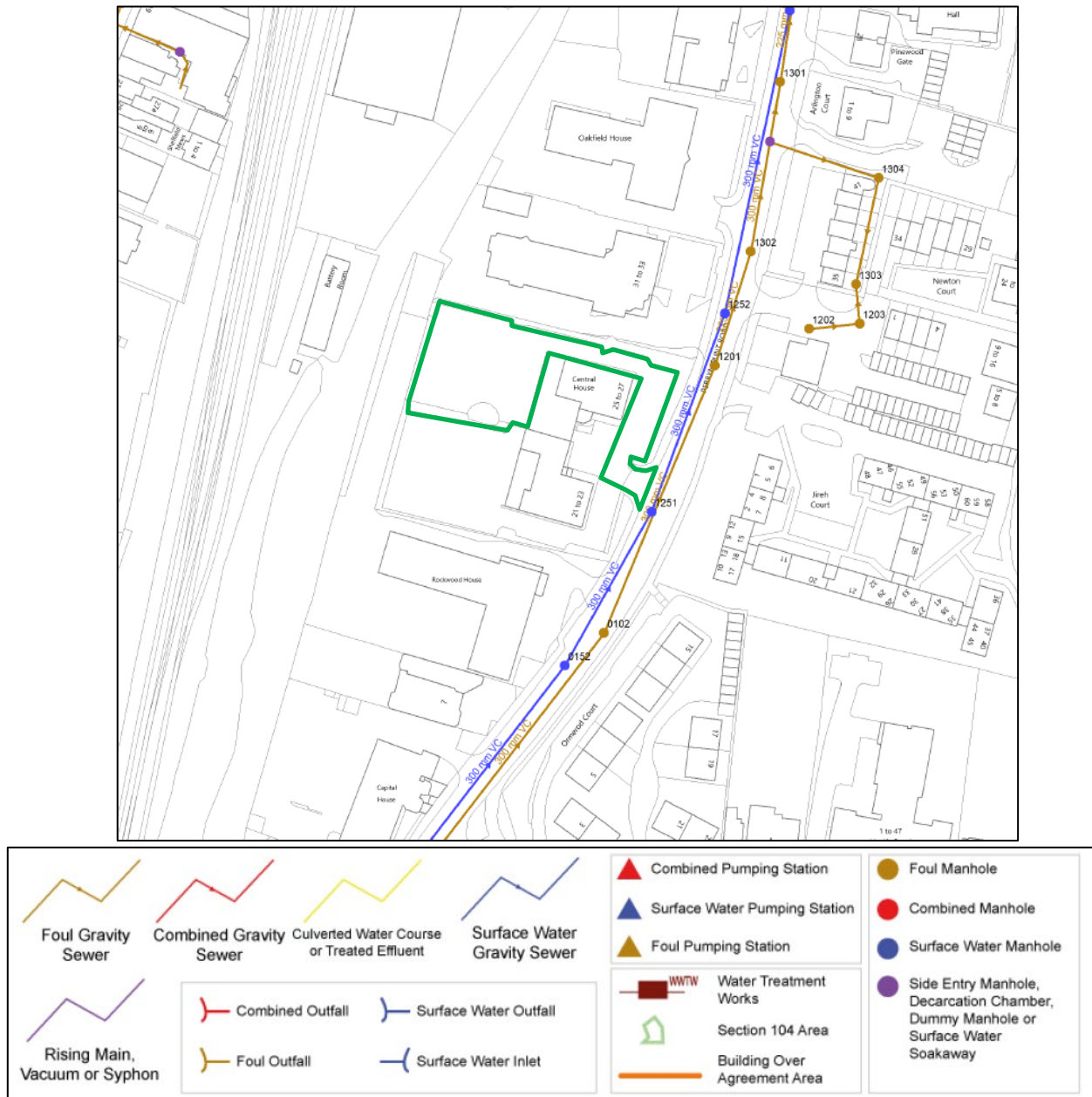
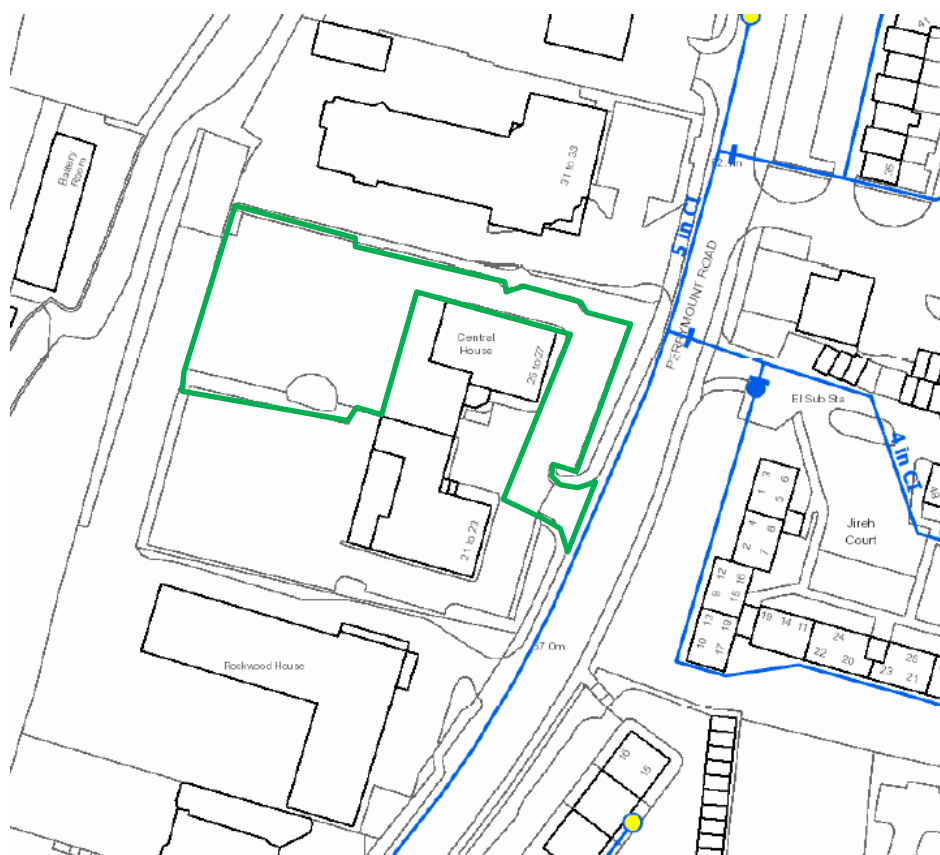


Figure 3. Southern Water Asset Records – Sewers (site in green)



Drawing Title: Land rear of Central House, Perrymount Road Haywards Heath RH16 3SP						
South East Water Mains and Fittings				Reference:		
	Valve		Meter		Distribution Main	Plot Date: 17/08/2022
	Washout		Pressure Valve		Abandoned Main	Grid Reference: 533,141.8980 124,212.2629
	Fire Hydrant		Air Valve		Company Boundary	Scale: 1:1,250
This plan is based upon an Ordnance Survey map. © Crown Copyright and database rights 2020 Ordnance Survey License No. 100019590. The position of the water mains shown on this plan should not be relied upon as being precise. South East Water accept no responsibility in the event of inaccuracy. For further information about the contents of this plan please contact South East Water Ltd. This plan (or part) may not be reproduced in any form without the permission of South East Water Ltd.						
 (Water Maps) PO Box 105 Snodland, Kent ME6 8DW Telephone: 0333 000 0058 Email: water.maps@southeastwater.co.uk Website: www.southeastwater.co.uk						

Figure 4. South East Water's water mains site in green)

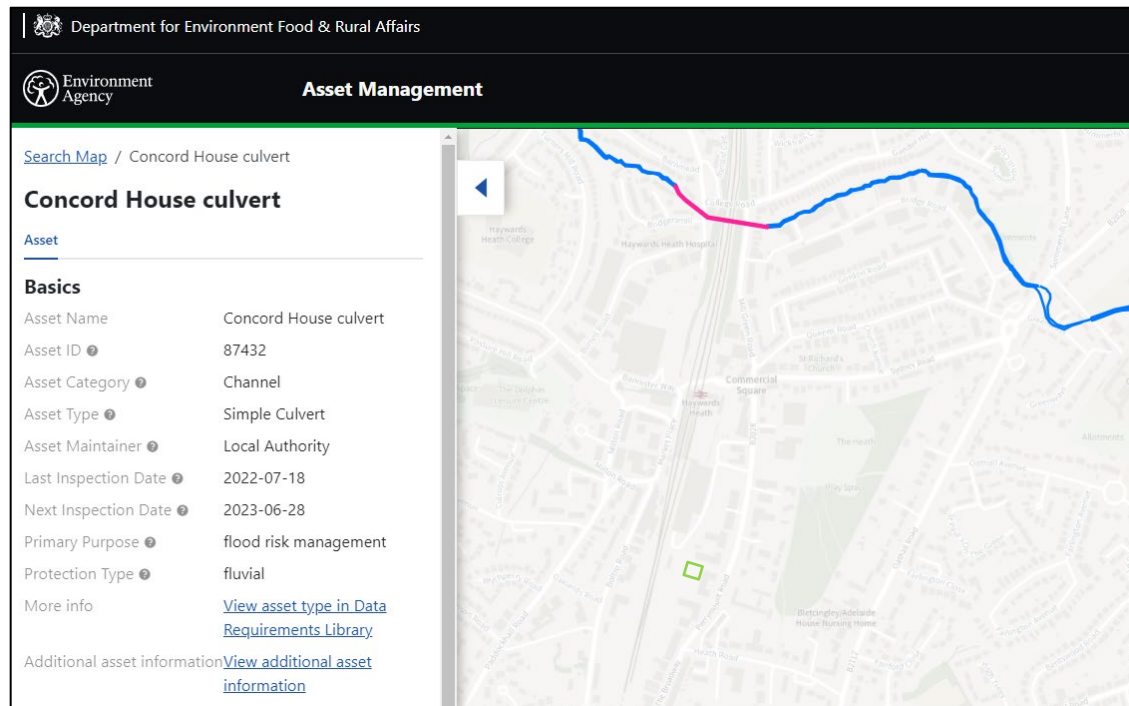


Figure 5. EA flood defence Asset register – Accessed online August 2022– site in green

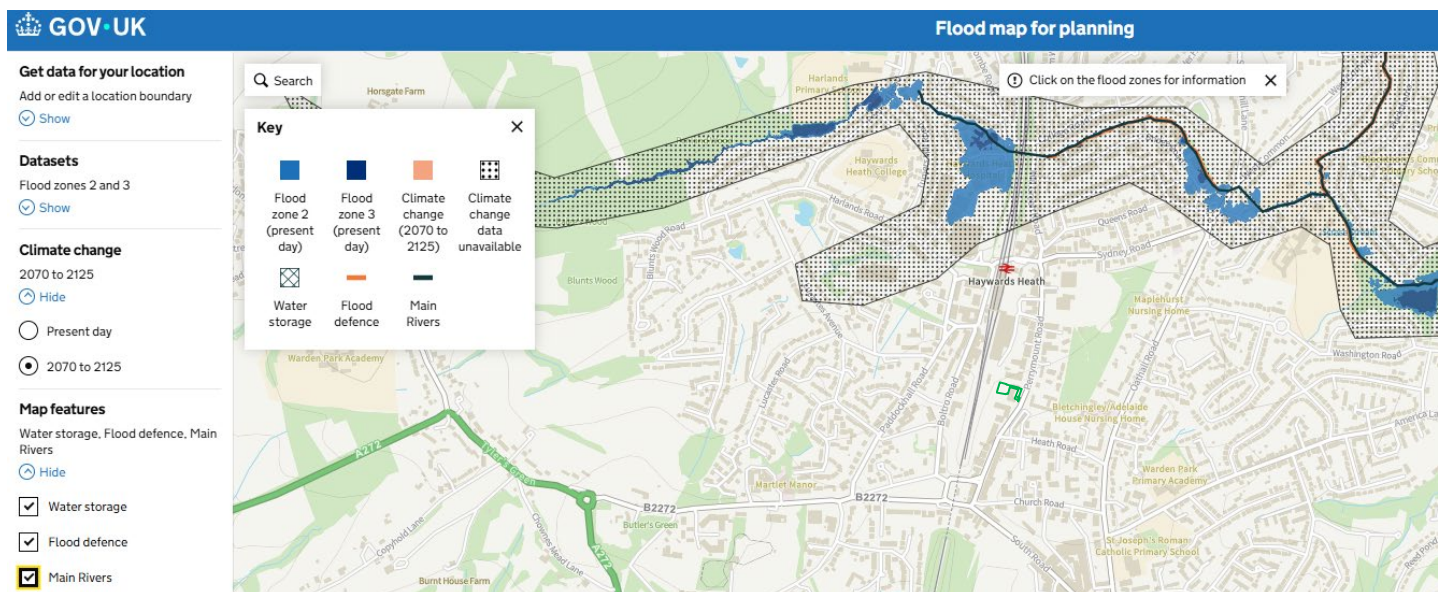


Figure 6. Fluvial/tidal flood map for planning.
 Source: gov.uk website, Flood map for planning

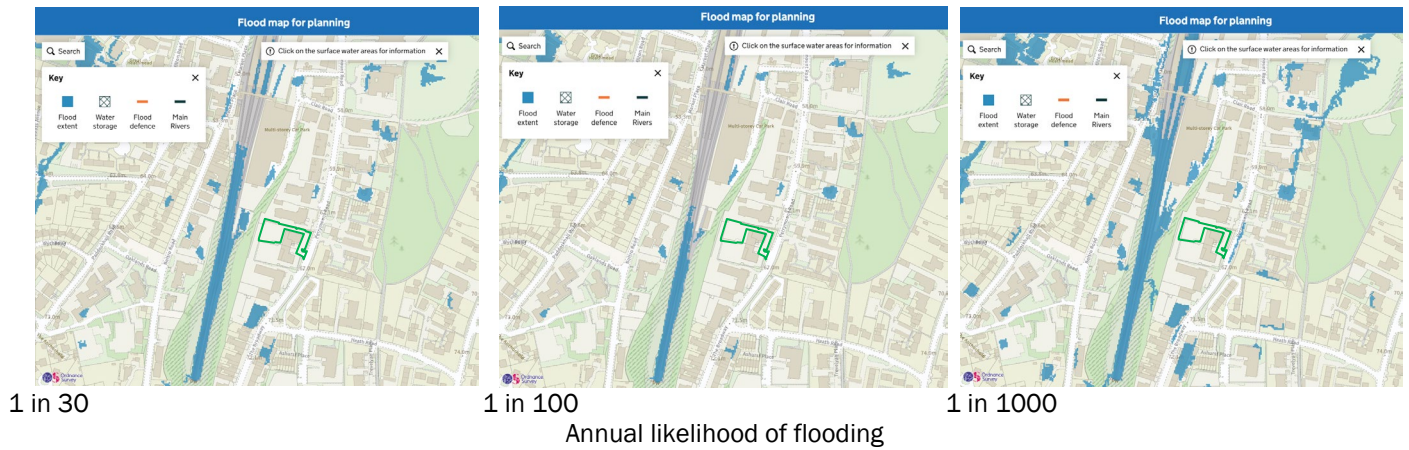


Figure 7a. Extent of flooding from surface water of the area (site in green).
 Source: gov.uk website, Flood Map for Planning

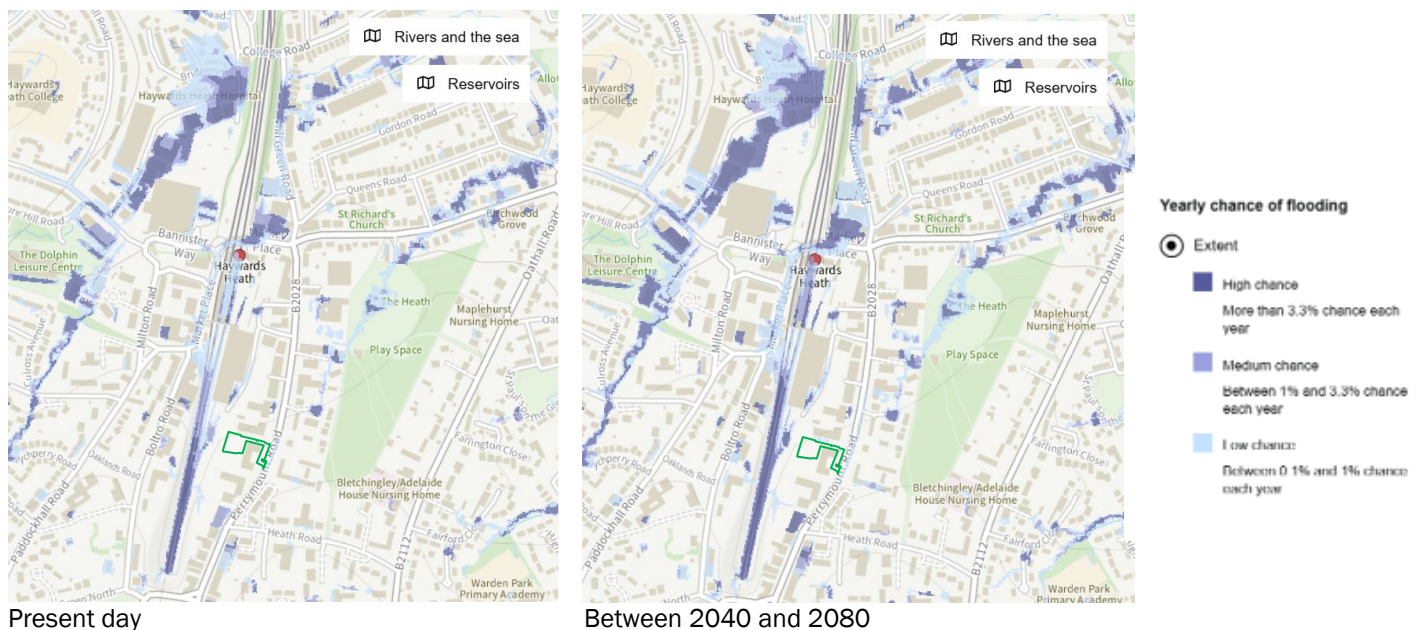


Figure 7b. Extent of Flooding from surface water (site in green).
 Source: gov.uk website, Long term Flood risk mapping

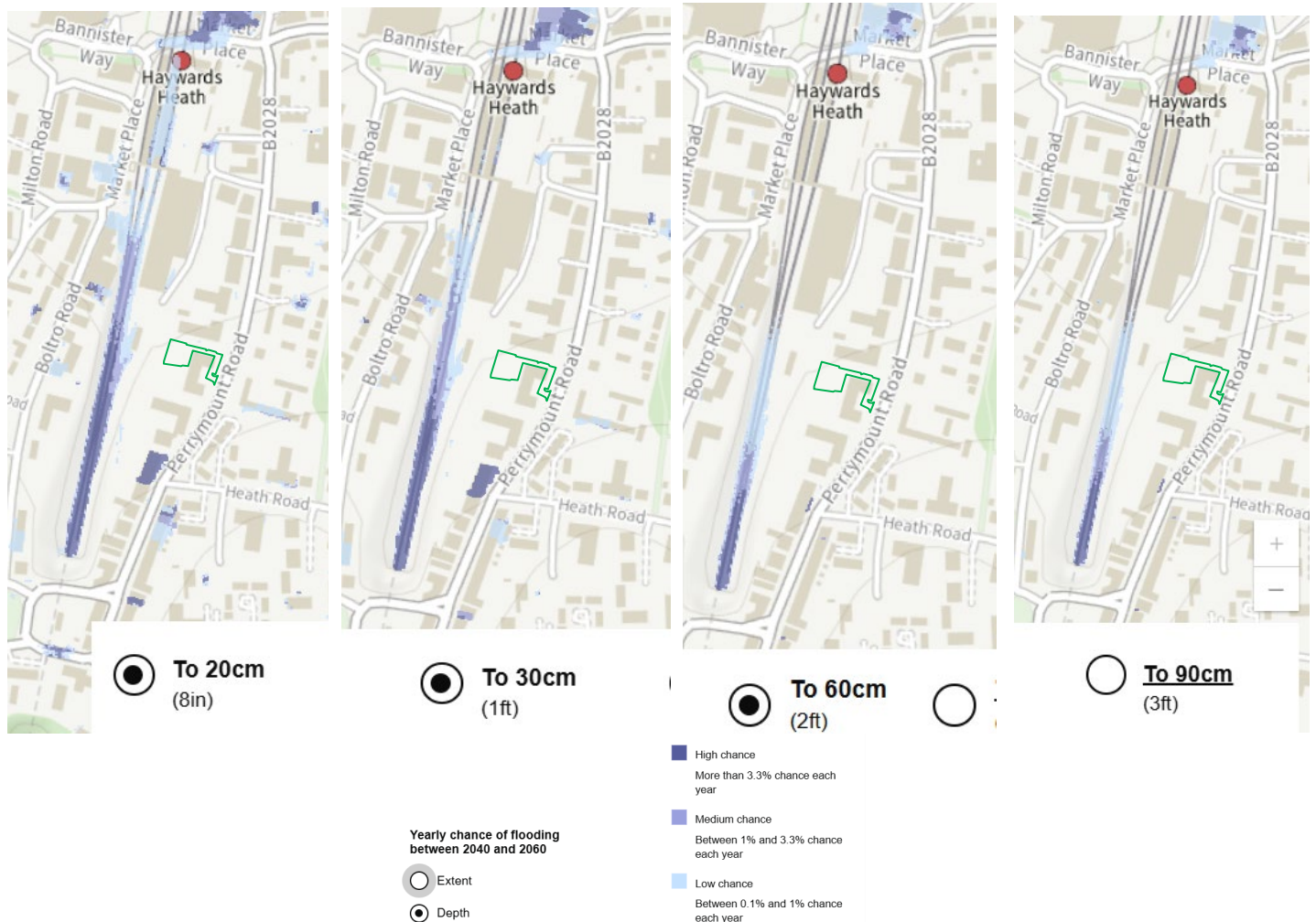


Figure 7c. Depth of Flooding from surface water (site in green).
 Source: gov.uk website, Long term flood risk mapping

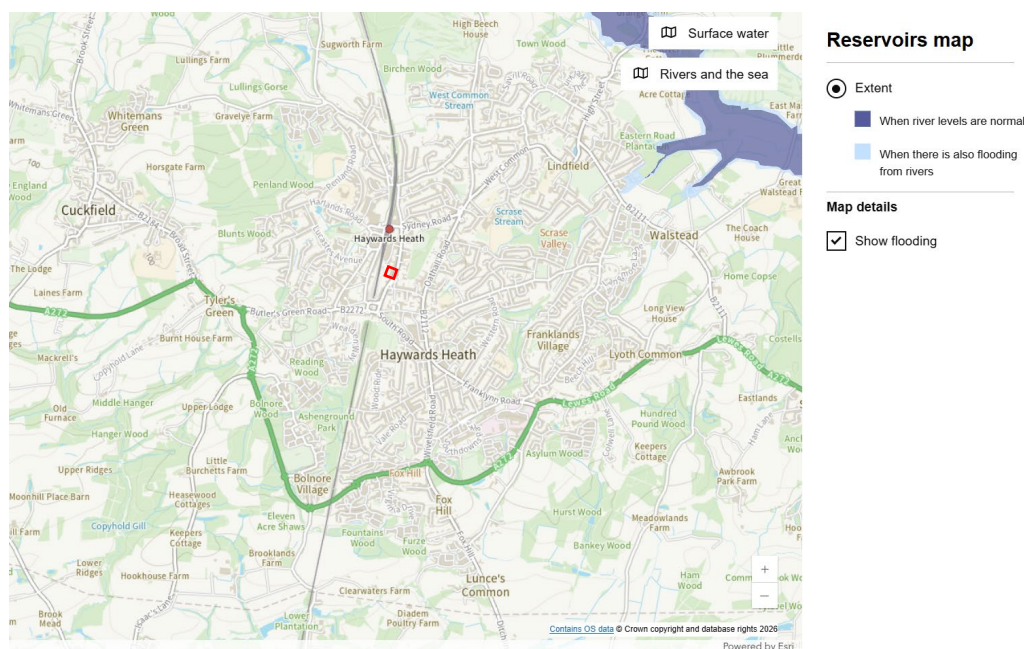


Figure 8. Extent of flooding from reservoirs (site in red).
 Source: gov.uk website, Long term flood risk mapping



Figure 9. Historic Flood map (Extract from Figure 002 – Horsham, LFRMS, 2024)

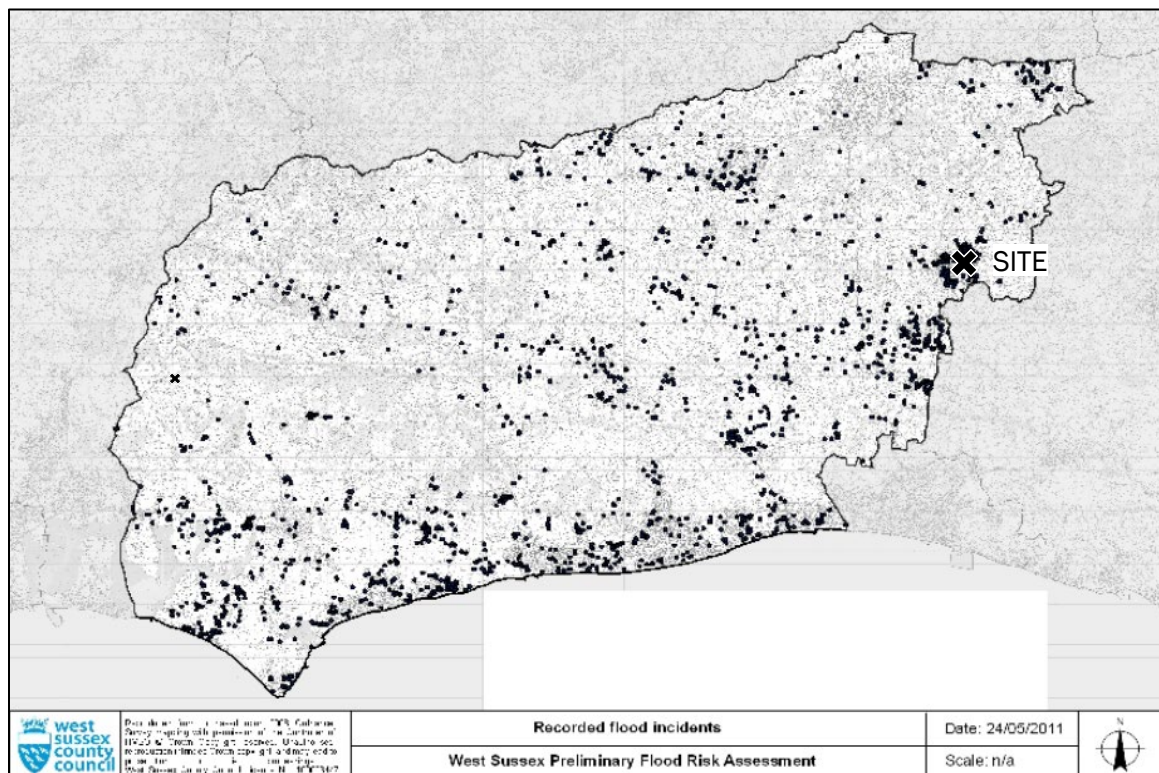


Figure 10. Historical Flood Records (Source: PFRA 2011)

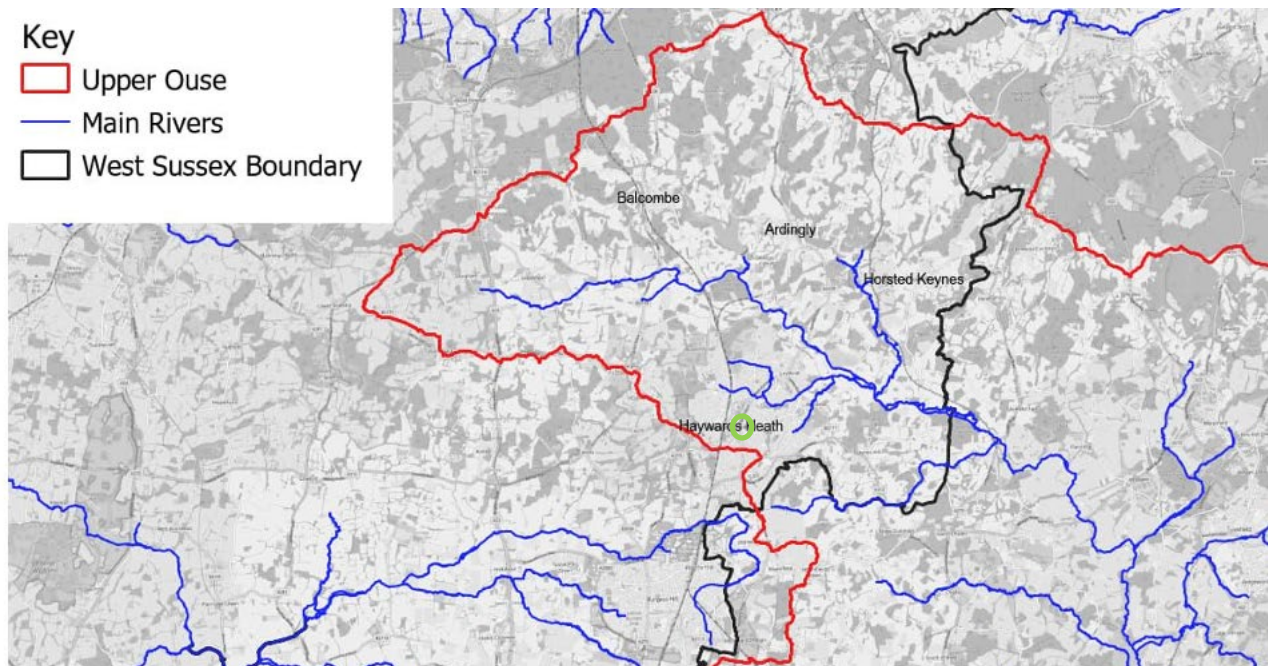


Figure 11. Adur Ouse Catchment - site in green (Source: LFRMS, 2025)

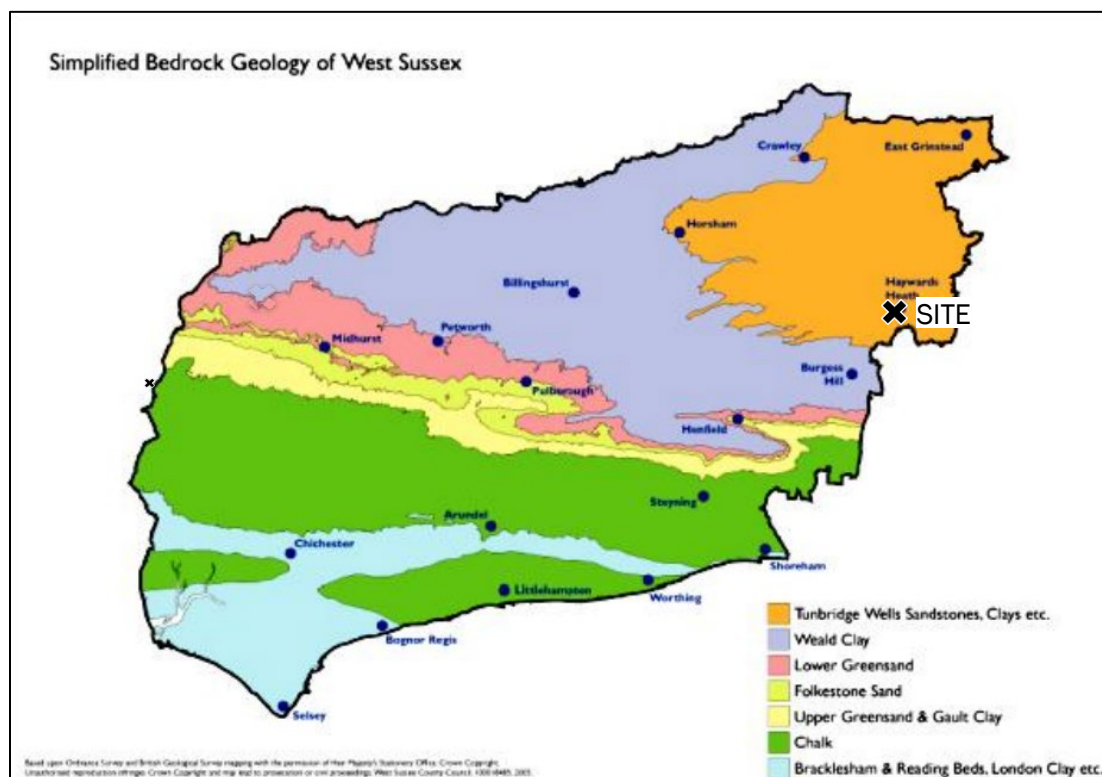


Figure 12. Bedrock Geology (Source: PFRA, 2011)

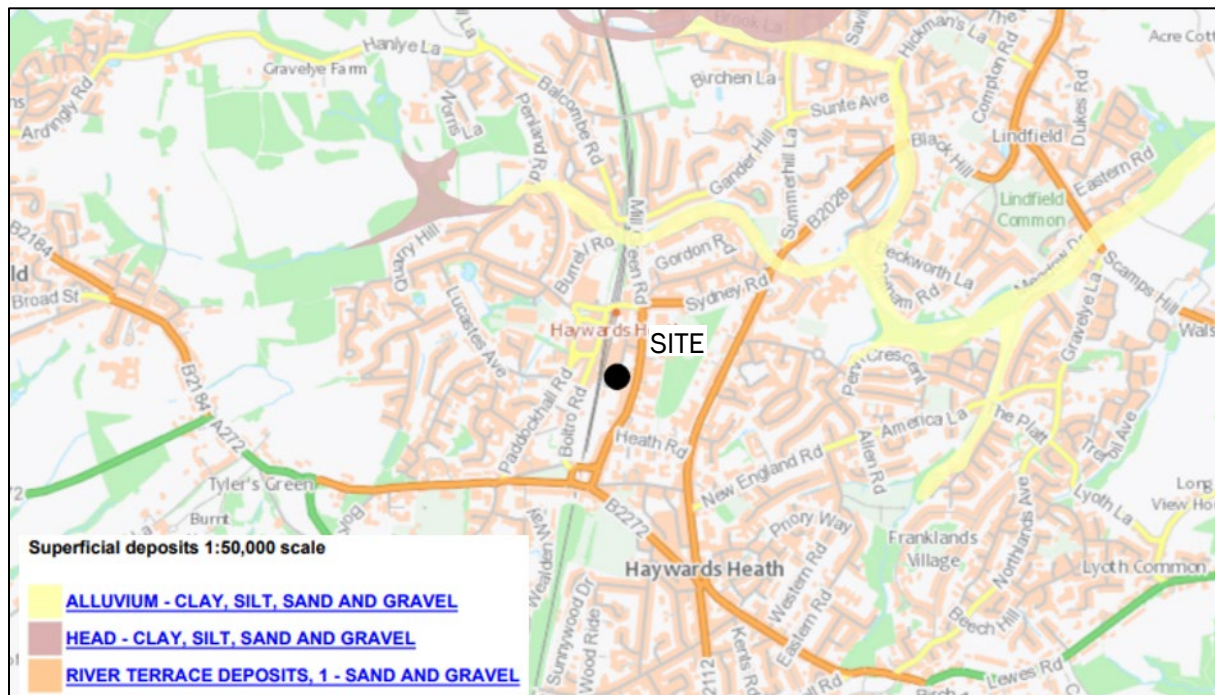


Figure 13. Superficial Geology (Source: Geology of Britain viewer)

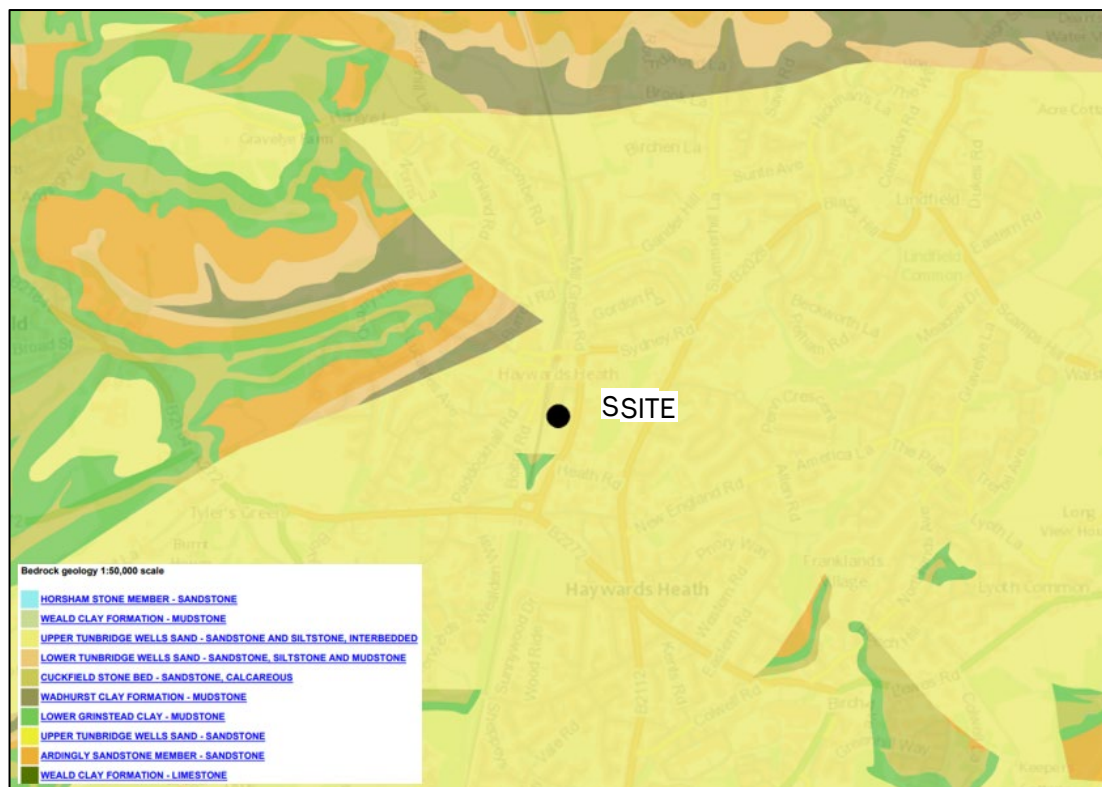
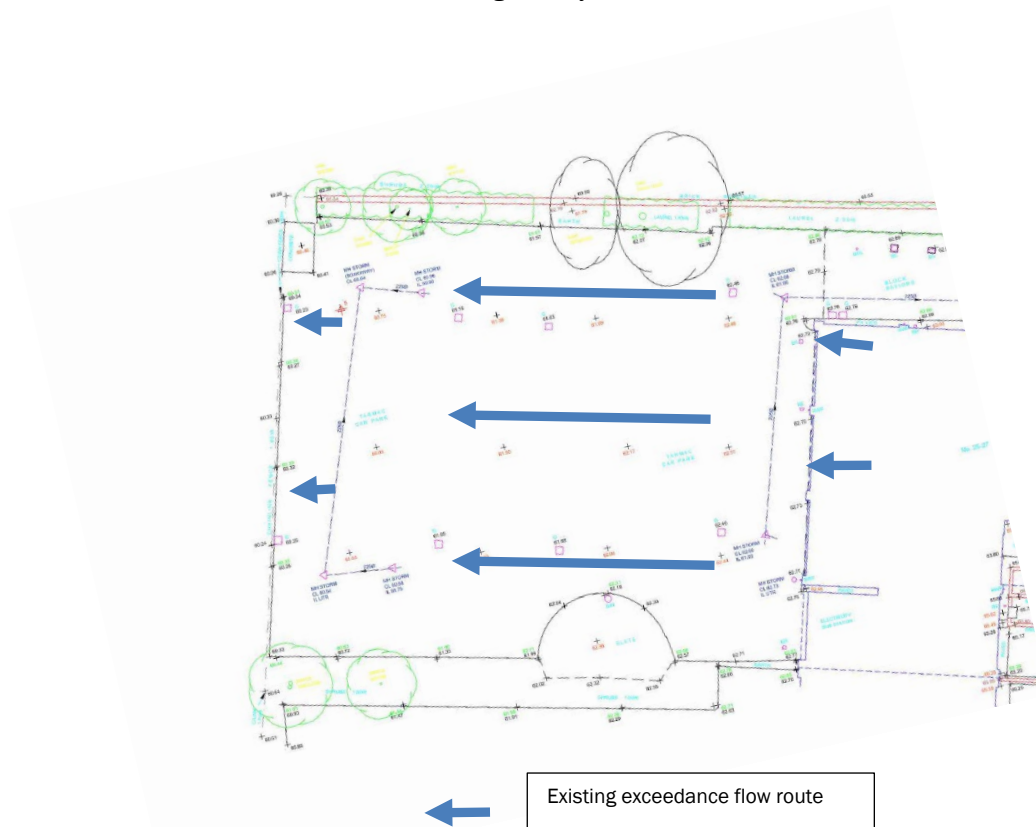


Figure 14. Bedrock Geology (Source: Geology of Britain viewer)

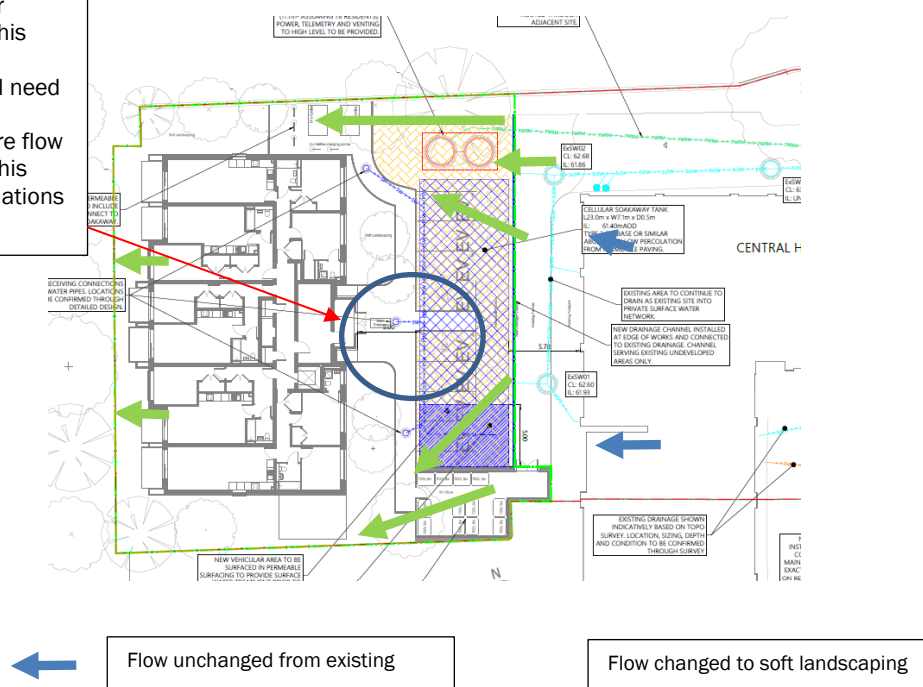
Existing site layout:



Existing exceedance flow route

Detailed design of the external levels will need to consider ground levels carefully in this area. FFL of the ground floor/building entrance will need to be raised and threshold drainage included to ensure flow paths occur as shown on this drawing – see recommendations in Table 6.

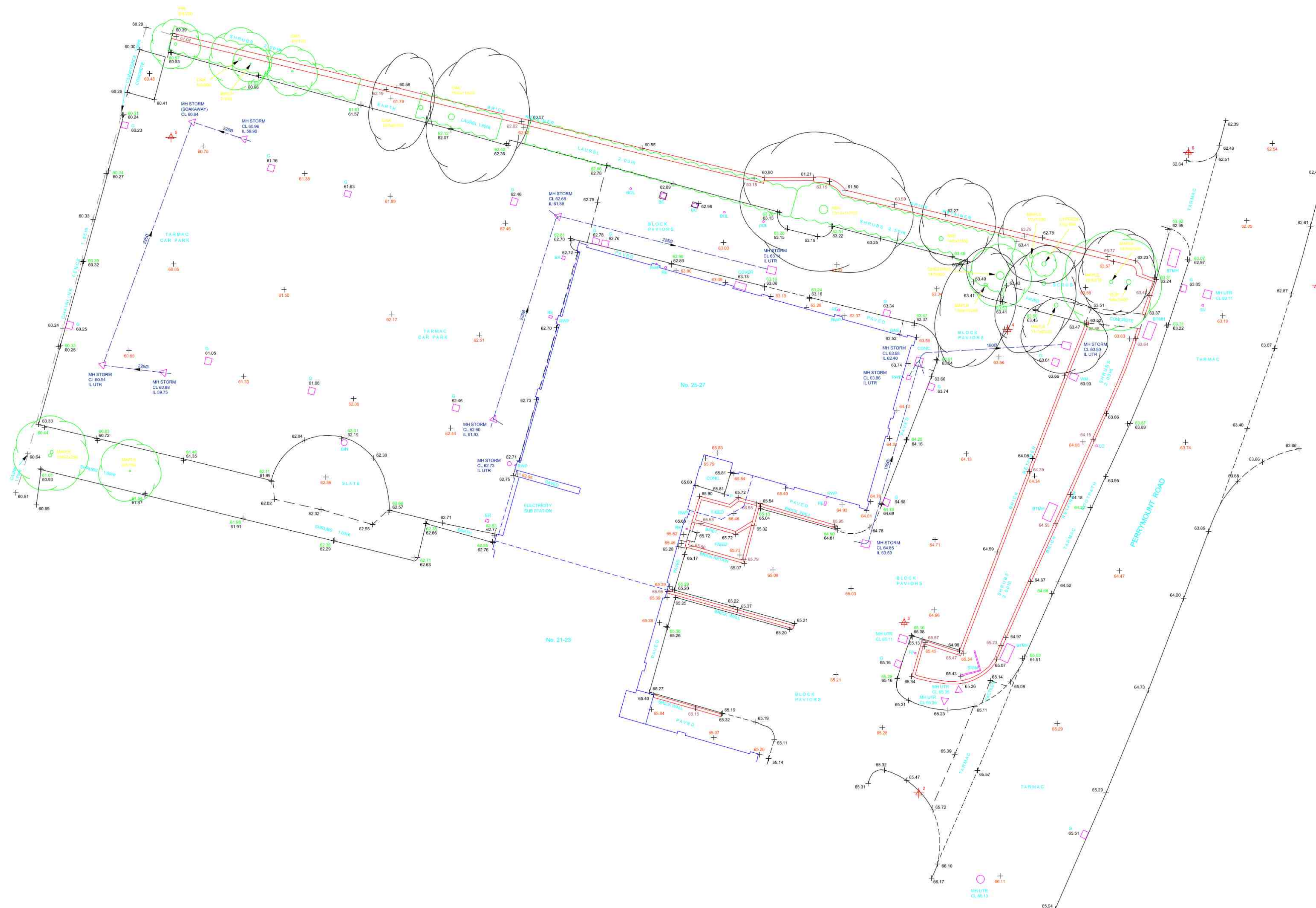
Following development:



Flow unchanged from existing

Flow changed to soft landscaping

Figure 15. Changes to exceedance flows



Control Data

Station	Eastings	Northings	Level	Mark
1	533126.986	124281.669	62.997	Nail
2	533095.493	124241.603	65.685	Nail
3	533094.349	124255.070	65.065	Nail
4	533102.518	124278.213	63.488	Nail
5	533036.434	124293.424	60.536	Nail
6	533116.791	124292.204	62.664	Nail

Survey Notes

This survey was carried out in accordance with the specification guidelines in the RCDs Surveys of Land, Buildings and Utility Surveys at Scales of 1:500 and Larger.

Plasticine accuracies expected

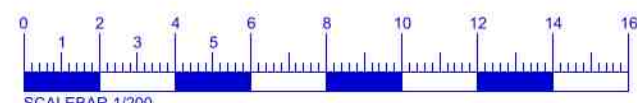
- ±30mm from survey control at 1:1000
- ±100mm from survey control at 1:500

The scales quoted are which the survey was carried out NOT at which it is reproduced. Any dimensions that require greater accuracy should be specifically measured on site.

Tree species are identified by use of reference books and whilst the surveyor has taken reasonable care to ensure that they are identified correctly Marvin & Partners recommend that an Arboriculturist should be commissioned if the species are critical to the project.

All drainage connectivity is done by visual inspection and soundings, and assumed to be straight line between man entry points, unless it has been specifically requested that all connections to be proven on site by use of electroducting.

All drainage details are recorded from the surface. No Confined Space entry by survey



Surveyed by: S Smith

Plotted by: S Brown

Drawn by: _____

Legend

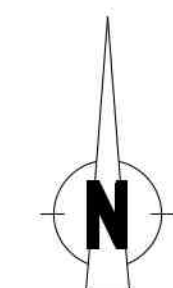
- ACU Air Conditioning Unit
- AV Air Valve
- BC Barrier Counter
- BO Bollard
- BTB British Telecom Junction Box
- BTM British Telecom Manhole
- CL Cover Level
- CTV Cable Television
- ELCP Electricity Cable Pit
- EM Electricity Cable Marker
- EP Electricity Pole
- ER Earth Rod
- FH Fire Hydrant
- FG Flag Pole
- G Gully
- GV Gas Valve
- IL Illuminated Bollard
- IN Invert Level
- JB Junction Box
- LB Letter Box
- LC Lamp Column
- ME Manhole
- MRK Concrete Marker
- OF Outfall
- PM Parking Meter
- RE Roadside Light
- RWP Rainwater Pipe
- SP Stop Sign
- SV Slope Valve
- TCSB Telephone Kiosk
- TL Traffic Light
- TLC Traffic Light Cover
- TM Ticket Machine
- TP Telegraph Pole
- UTS Unearthed to Earth
- UTS Unable To Survey
- V Vent Column
- WM Water Meter
- WO Waste Water
- WWP Waste Water Pipe

Data

- i) Trees shown thus 9/6/200 indicates
Ht. in metres/Span. dia in metres
Trunk dia. in millimetres
- ii) Trees shown thus 9/6x6/200 indicates
Ht. in metres/Span. dia in metres
Trunk dia. in millimetres
- iii) Grid : Metric and oriented to north

iv) Levels : Metric and based on OS GPS DATA
Situating on Survey station 1

Value: 62.997m



Client

FAIRFAX

Site

CENTRAL HOUSE
25-27 PERRYMOUNT ROAD
HAYWARDS HEATH



Marvin & Partners
Limited

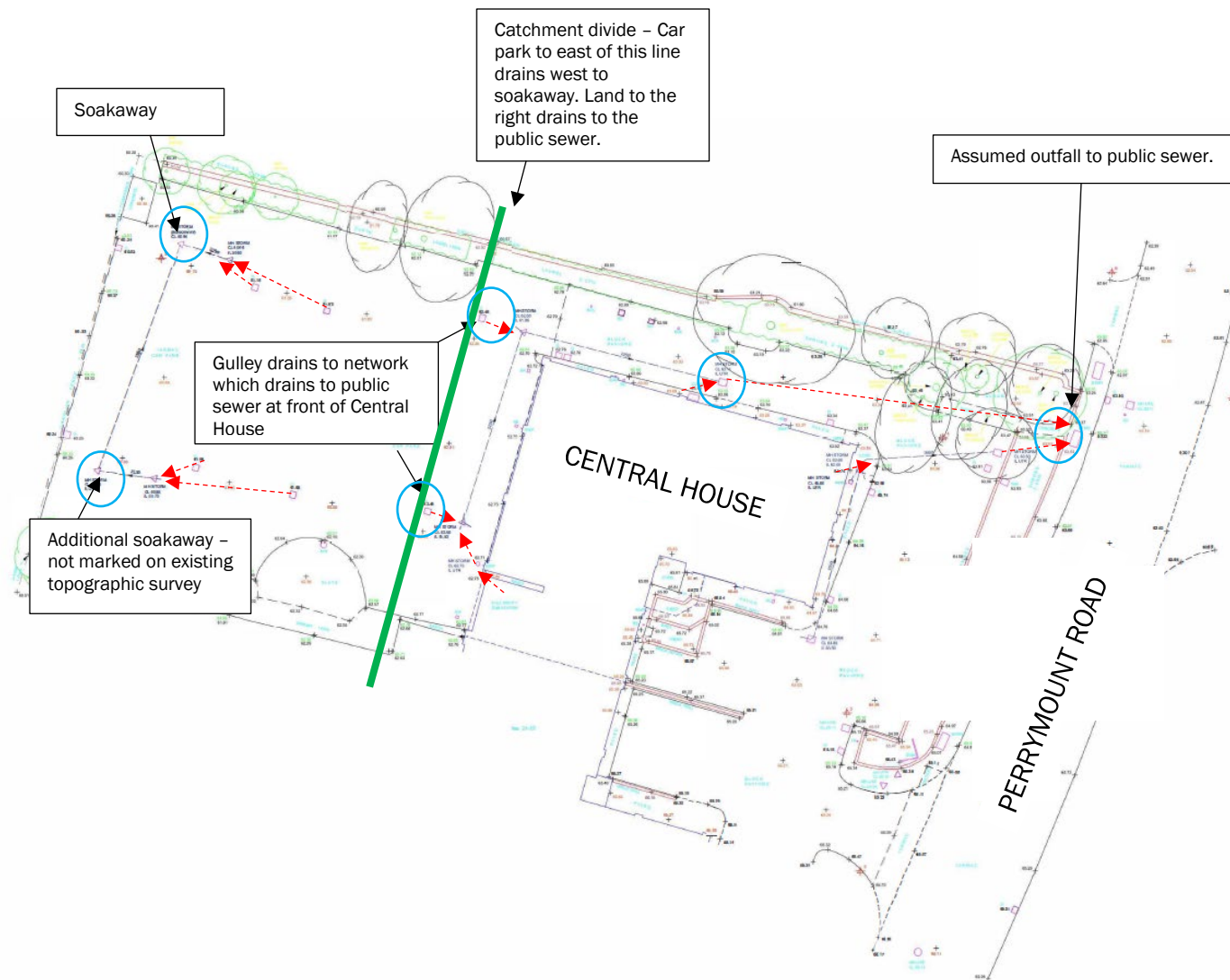
Plestor House
Farnham Road
West Liss
Hampshire GU33 6JQ

Tel : 01428 751888
Email: paul@maplimited.com

Date	NOV 2018
Scale	1/200 @ A
Dwg/Job No.	18/5184
Checked By	

JM Enviro Limited Environmental Consulting Water, Air & Land

Email: flood@jmenviro.co.uk



NOTES:

- For Planning purposes, not for construction. **BEFORE DESIGN PROGRESSES A FULL DRAINAGE SURVEY SHOULD BE UNDERTAKEN.**
- To be read in conjunction with JM Enviro Limited FRA report.
- All existing services are to be located prior to the commencement of any works.
- Observations shown on this drawing are subject to detailed drainage survey including confirmation of existing connections to the public sewer.
- Location of existing connection is shown for info - existing locations are to be determined by survey.
- Detailed drainage design to be agreed with LLFA/LPA and Thames Water.
- Arrows in red are assumed based site observations made during a site visit by JM Enviro Limited in June 2022.

KEY:

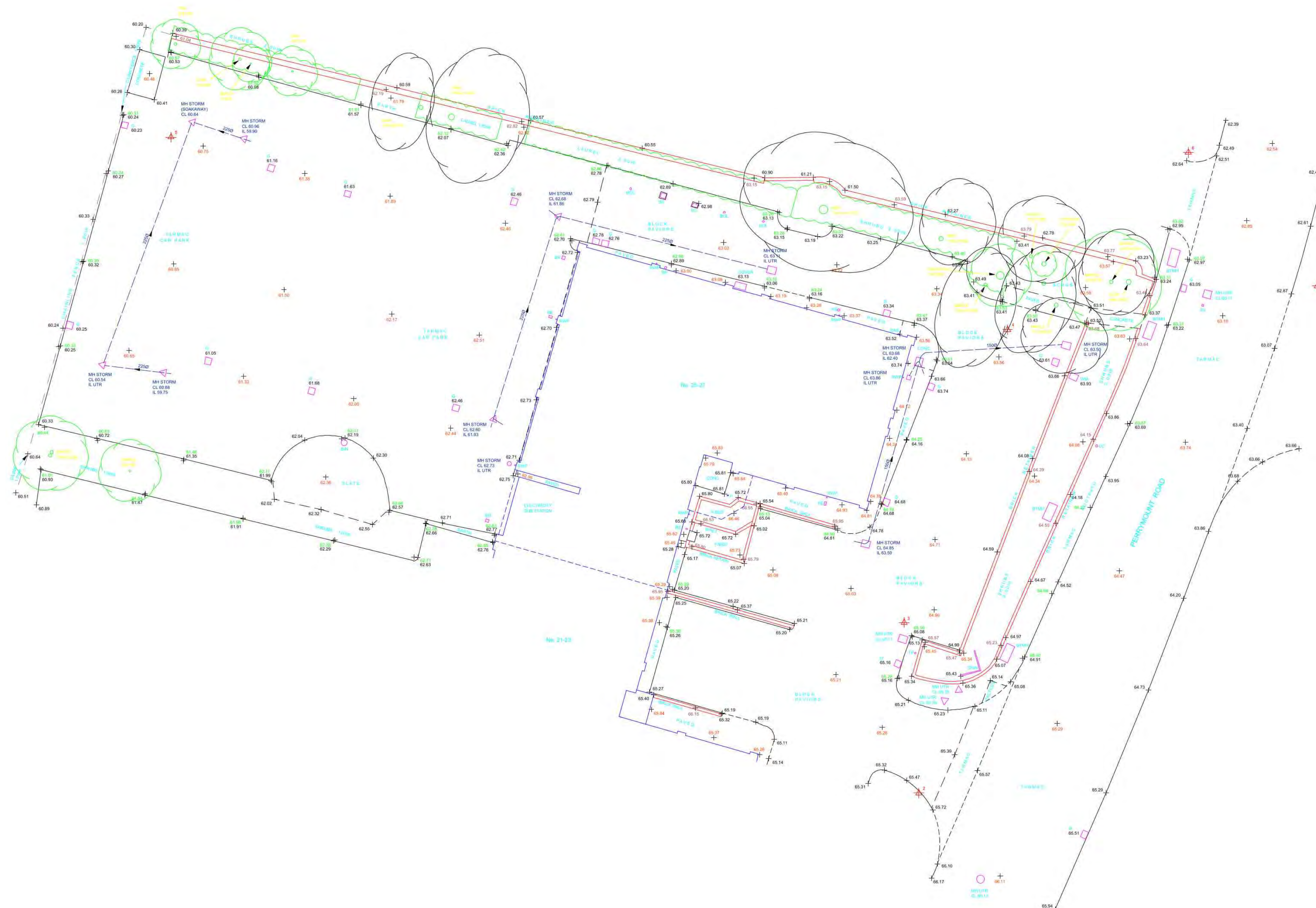
○ Manhole chambers lifted in June 22.

→ Assumed based site observations made during a site visit by JM Enviro Limited in June 2022.

Drawing Title: **Drainage survey**
Project Name: **Land rear of Central House, Perrymount Road**
Date: **23rd August 2022**

Client: **Shall Do Central House Limited**
Drawing No: **JME.261.SURVEY.001**
Purpose: **Planning**

Appendix A



Control Data

Station	Eastings	Northings	Level	Mark
1	533126.986	124281.669	62.997	Nail
2	533095.493	124241.603	65.685	Nail
3	533094.349	124255.070	65.065	Nail
4	533102.518	124278.213	63.488	Nail
5	533036.434	124293.424	60.536	Nail
6	533116.791	124292.204	62.664	Nail

Survey Notes

This survey was carried out in accordance with the specification guidelines in the RICS Surveys of Land, Buildings and Utility Surveys at Scales of 1:500 and Larger. Plinthed accuracies expected:

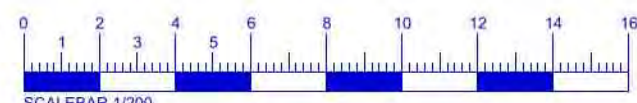
- ±30mm from survey control at 1:100
- ±120mm from survey control at 1:250

The scales quoted are in which the money was carried out NOT at which it is reproduced. Any dimensions that require greater accuracy should be specifically measured on site.

Tree species are identified by use of reference books and while the surveyor has taken reasonable care to ensure that they are identified correctly Maryn & Partners recommend that an Arboriculturist should be commissioned if these species are critical to the project.

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All drainage details are recorded from the surface. No Confined Space entry by survey.



Surveyed by: S Smith

Plotted by: S Brown

Drawn by: _____

Legend

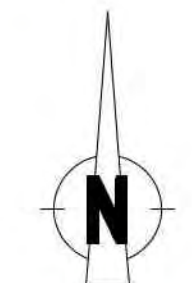
- ACU Air Conditioning Unit
- AV Valve
- BC Barrier Counter
- BQ BOLLARD
- BTS British Telecom Junction Box
- BTM British Telecom Manhole
- CL Control
- CTV Cable TV
- ELCP Electricity Cable Pit
- EM Electricity Cable Marker
- EP Electricity Pole
- ER Earth Rod
- FH Fire Hydrant
- FP Flag Pole
- G Gully
- GV Gas Valve
- IB Illuminated Bollard
- IL Invert Level
- JN Junction Box
- LB Letter Box
- LC Lamp Column
- MR Manhole
- MRC Concrete Marker
- OF Outfall
- PM Parking Meter
- RE Rodding Eye
- RWP Raining Water Pipe
- SC Stop Cock
- SP Sign Post
- SV Sluice Valve
- TCB Telephone Kiosk
- TL Traffic Light
- TLF Traffic Light Control
- TM Traffic Machine
- TP Telegraph Pole
- UT Unearthed Cable Raise
- UTS Unable To Survey
- VC Vent Column
- WM Waste Water
- WO Wash
- WWP Waste Water Pipe

Data

- i) Trees shown thus 9/6/200 indicates
Ht. in metres/Span. dia in metres
Trunk dia. in millimetres
- ii) Trees shown thus 9/6x6/200 indicates
Ht. in metres/Span. dia in metres
Trunk dia. in millimetres
- iii) Grid : Metric and oriented to
north

iv) Levels : Metric and based on OS GPS DATA
Situated on Survey station 1

Value: 62.997m



Client

FAIRFAX

Site

CENTRAL HOUSE
25-27 PERRYMOUNT ROAD
HAYWARDS HEATH



Marvin & Partners
Limited

Plestor House
Farnham Road
West Liss
Hampshire GU33 6JQ

Tel : 01428 751888
Email: paul@maplimited.com

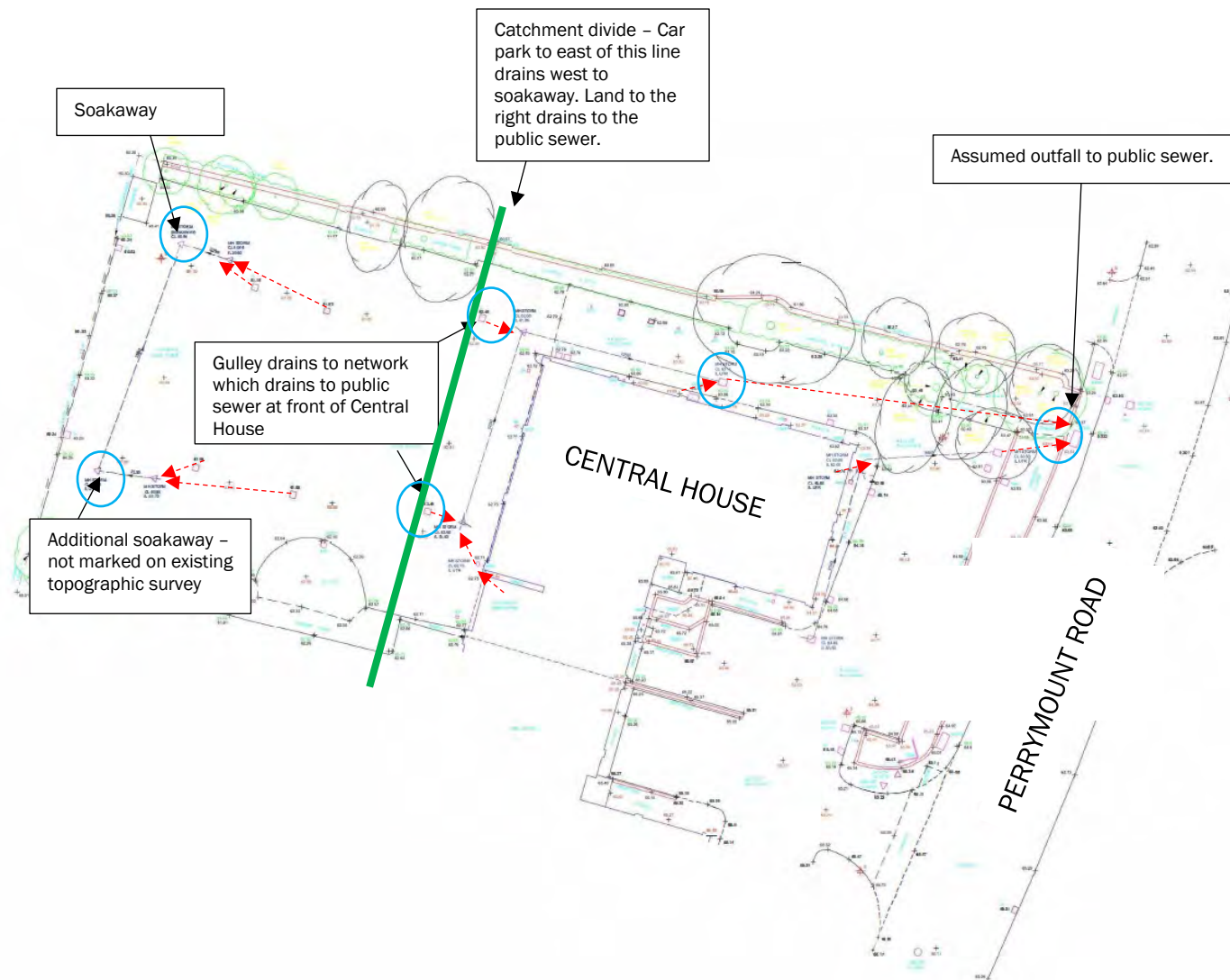
Date	NOV 2018
Scale	1/200 @ A
Dwg/Job No.	18/5184
Checked By	

JM Enviro Limited

Environmental Consulting

Water, Air & Land

Email: flood@jmenviro.co.uk



NOTES:

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- Observations shown on this drawing are subject to detailed drainage survey including confirmation of existing connections to the public sewer.
- Location of existing connection is shown for info – existing locations are to be determined by survey.
- Detailed drainage design to be agreed with LLFA/LPA and Thames Water.
- Arrows in red are assumed based site observations made during a site visit by JM Enviro Limited in June 2022.

KEY:

- Manhole chambers lifted in June 22
- Assumed based site observations made during a site visit by JM Enviro Limited in June 2022.

Drawing Title: **Drainage survey**
 Project Name: **Land rear of Central House, Perrymount Road**
 Date: **23rd August 2022**

Client: **Shall Do Central House Limited**
 Drawing No: **JME.261.SURVEY.001**
 Purpose: **Planning**

Appendix B



Proposed Proposed Site Layout Plan



Project:
Proposed Development at Land to Rear of 25-27 Perrymount
Road, Haywards Health

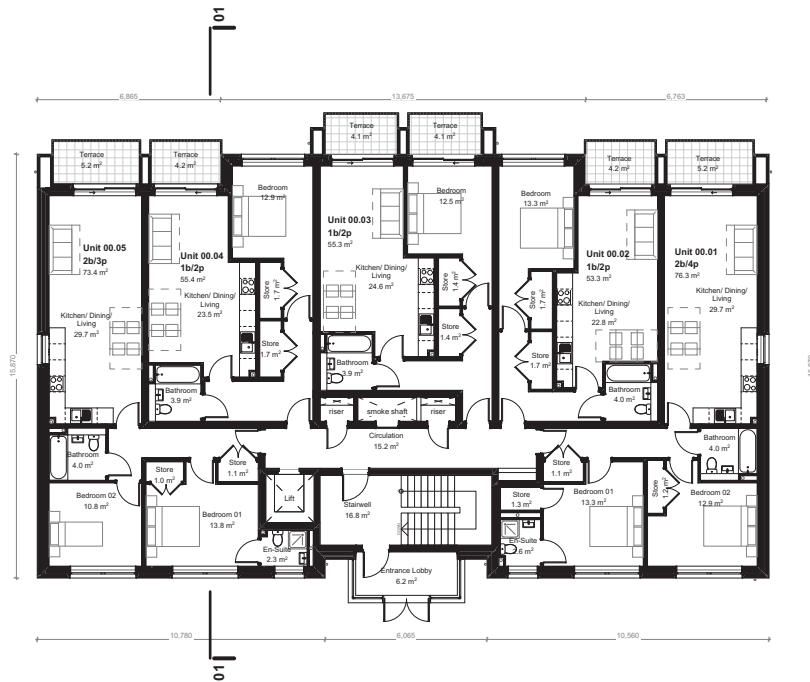
Drawing Title:
Proposed Site Layout Plan

Drawing Reference:
1079-INK-00+01-PMR-DR-A-01002

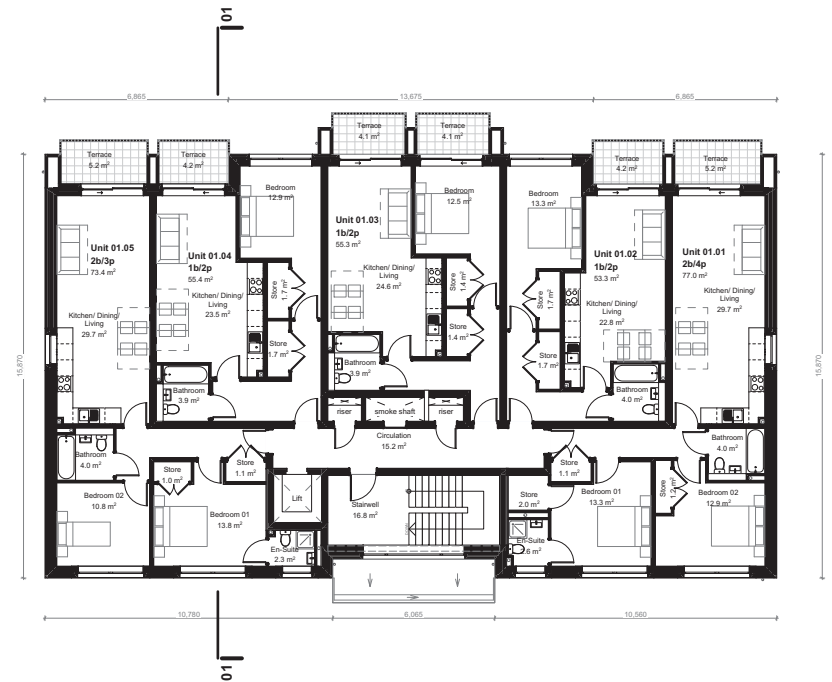
Scale: As Shown @ A0 Drawn by: DG

Status/Revision: Prelim / P03 Checked by: DN

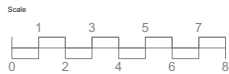
Date: May 2025 Issued by: DG



0. Proposed Ground Floor Plan 1:100



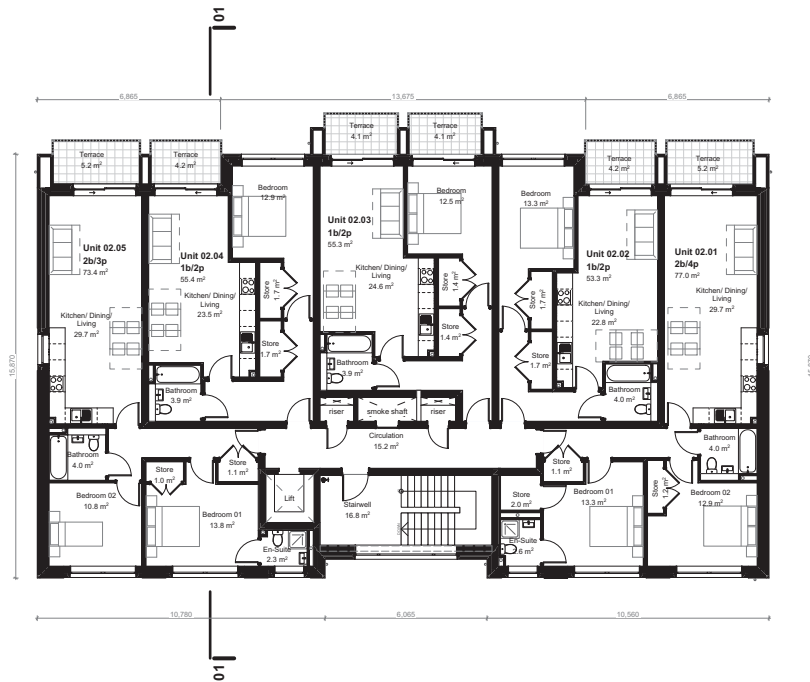
1. Proposed First Floor Plan 1:100



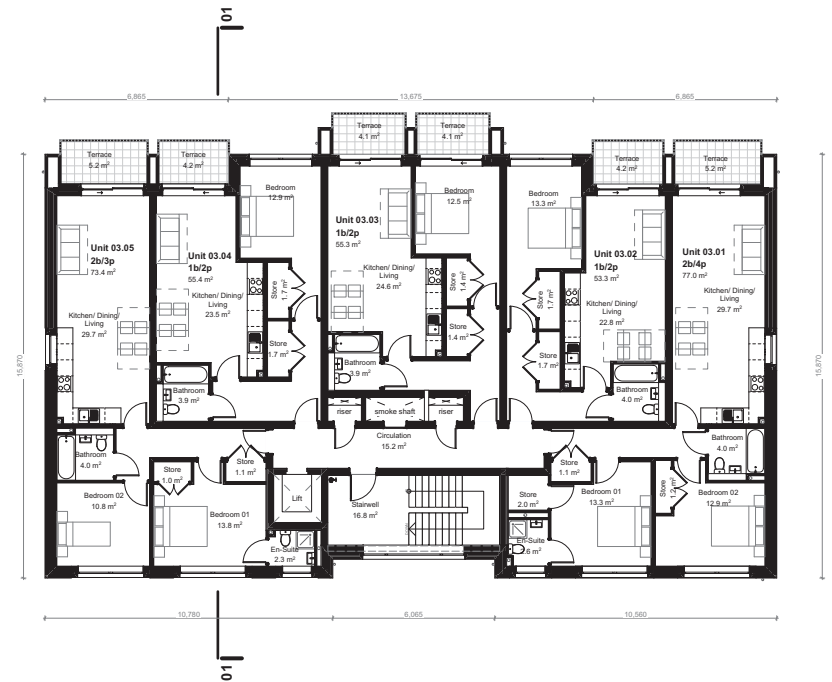
Proposed

Proposed Ground and First Floor Plans

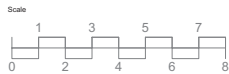
REV	DATE	NOTES	ADDITIONAL NOTES	Site Ref:	 inkDRAWN ARCHITECTURE Windermere House, 47 New Walk, Leicester, LE1 6TE 0116 255114 www.inkdrawn.com mail@inkdrawn.com All dimensions to be checked on site. Do not scale off drawing. This drawing is the copyright of Ink Drawn Architecture Ltd, and not to be reproduced without their permission.	Project: Proposed Development at Land to Rear of 25-27 Perrymount Road, Haywards Heath
P01	15/05/25	First Issue: Initial Stage 3				Drawing Title: Proposed Ground and First Floor Plans Drawing Reference: 1079-INK-PMR-00+01-DR-A-01003 Scale: As Shown @ A1 Status/Revision: Prelim / P01 Date: May 2025



2. Proposed Second Floor Plan 1:100



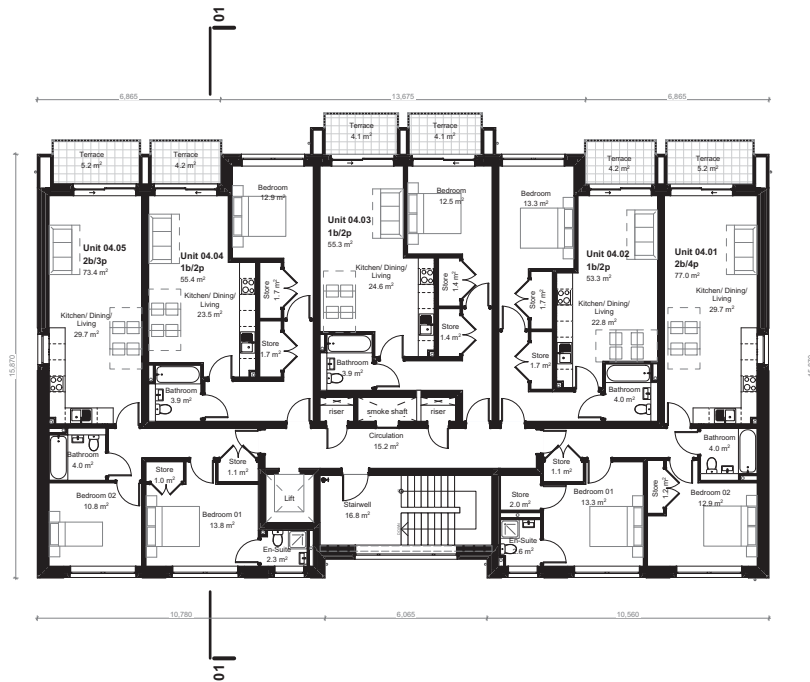
3. Proposed Third Floor Plan 1:100



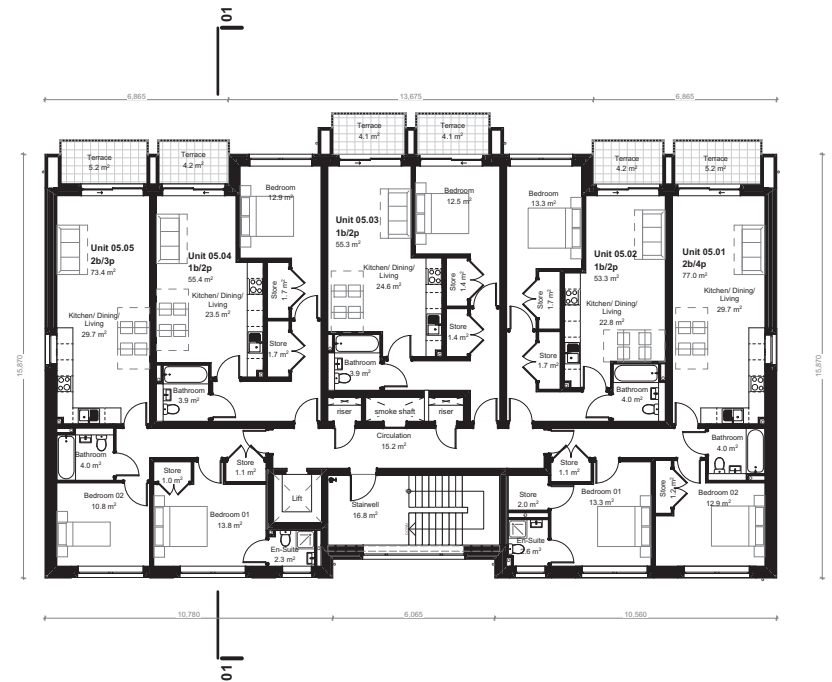
Proposed

Proposed Second and Third Floor Plans

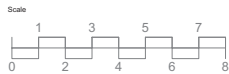
REV	DATE	NOTES	ADDITIONAL NOTES	Site Ref:	inkDRAWN ARCHITECTURE	Project: Proposed Development at Land to Rear of 25-27 Perrymount Road, Haywards Heath
P01	15/05/25	First Issue: Initial Stage 3			Windermere House, 47 New Walk, Leicester, LE1 6TE 0116 2555114 www.inkdrawn.com mail@inkdrawn.com	Drawing Title: Proposed Second and Third Floor Plans Drawing Reference: 1079-INK-PMR-02+03-DR-A-01004 Scale: As Shown @ A1 Status/Revision: Prelim / P01 Date: May 2025
						Drawn by: DG Checked by: DN Issued by: DG



4. Proposed Fourth Floor Plan 1:100



5. Proposed Fifth Floor Plan 1:100



Proposed Proposed Fourth and Fifth Floor Plans

REV	DATE	NOTES	ADDITIONAL NOTES	Site Ref:	 inkDRAWN ARCHITECTURE Windermere House, 47 New Walk, Leicester, LE1 6TE 0116 255114 www.inkdrawn.com mail@inkdrawn.com	Project: Proposed Development at Land to Rear of 25-27 Perrymount Road, Haywards Heath Drawing Title: Proposed Fourth and Fifth Floor Plans Drawing Reference: 1079-INK-PMR-04+05-DR-A-01005 Scale: As Shown @ A1 Status/Revision: Prelim / P01 Date: May 2025
P01	15/05/25	First Issue: Initial Stage 3				
						Drawn by: DG Checked by: DN Issued by: DG

