

From: drainage <drainage@midsussex.gov.uk>
Sent: 16 March 2026 12:48:22 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.16 Re: DM/26/0171 - Oak Tree Caravan Bishopstone Lane Ansty
Haywards Heath West Sussex RH17 5AR

Dear Andy,

Thank you for consulting the Flood Risk and Drainage Team with your query on our previous comments on the above application.

To clarify, A Planning, Design and Access Statement (incorporating Flood Risk & Foul Sewer / Drainage Assessments) dated January 2026 by 09/03/2026 by MURRAY PLANNING ASSOCIATES LTD) has been received and reviewed.

We would advise the applicant that the development is considered new build in terms of flood risk and drainage potential. The information submitted doesn't meet the minimum requirement.

Given the scale of the proposed development and as the site is located within an area at risk from surface water flooding, a detailed Flood Risk Assessment and Drainage Strategy is required at this stage of planning.

At this stage of planning, the applicant needs to demonstrate that surface water can be managed safely on site without increasing flood risk offsite. In addition, the applicant needs to demonstrate that foul drainage can be achieved in principle.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List (Application Stage) and the Strategic Flood Risk Assessment Map - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

The developer may need to employ the skills, knowledge and experience of a flood risk and drainage professional to guide the design.

If the developer is unable to provide suitable information that addresses this important flood risk concern, then the MSDC Flood Risk and Drainage team will likely object to the proposal.

Once the required information has been received, we will be able to comment further.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control

Mid Sussex District Council
drainage@midsussex.gov.uk