

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 June 2026 17:09:07 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.18 - DM/26/1067 - 57 The Broadway, Haywards Heath, West Sussex, RH16 3AS

Dear Anna,

Thank you for consulting the Flood Risk and Drainage Team on the above application.

We understand the proposed development is for a change of use from former restaurant / takeaway on ground floor to flexible commercial / retail use (Class E) alongside extensions and alterations to upper floors to form residential accommodation totalling five dwellings (Class C3).

We have reviewed the submitted Drainage Strategy prepared by QED Structures (Revision P02 dated 21 April 2026) together with the proposed Drainage Design drawing and have the following comments.

Flood Risk

The site lies within Flood Zone 1 and is at very low of fluvial flooding (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping indicates the site is at "Very Low" surface water flood risk for the present day.

Given the scale and nature of the development, we have no objection on flood risk grounds.

Surface Water Drainage

The submitted strategy proposes to discharge surface water runoff to an existing surface water sewer via an attenuation tank and pumped outfall at a restricted rate. The drainage calculations demonstrate that attenuation storage has been sized for the 1 in 100 year rainfall event including a 40% climate change allowance.

The report acknowledges that the receiving surface water sewer is currently unmapped and that its level is unknown. The report states that a pumped connection has been assumed as a worst-case scenario and that information regarding the existing system remains to be confirmed.

At this stage, the applicant has demonstrated that the site can be drained in principle, subject to detailed design.

Foul Water Drainage

The submitted strategy proposes discharge of foul flows to an existing foul sewer connection and includes a foul water pumping station serving the lower ground floor accommodation.

This is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'
<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Based on the information available, the Flood Risk and Drainage Team has no objection to the proposed development on flood risk and drainage grounds.

Condition Recommendations

C18D -

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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