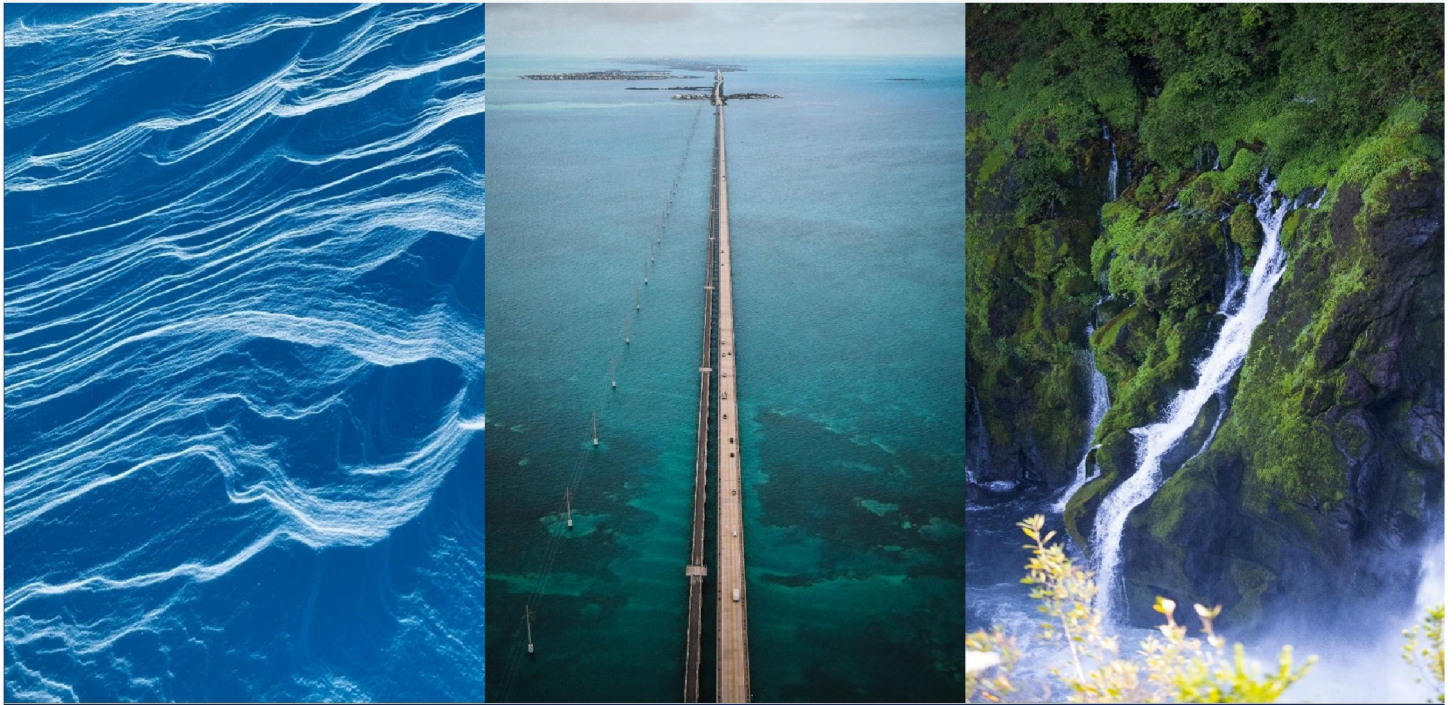




Flood risk, water and environment

FloodMetric

AEG9932_RH16_HaywardsHeath_01

Site

90 Renfields

Haywards Heath

Mid Sussex

West Sussex

RH16 4TG

UK Experts in Flood Modelling, Flood Risk Assessments, and Surface Water Drainage Strategies



Flood risk, water and environment

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Summary

Site Address: 90 Renfields, Haywards Heath, Mid Sussex, West Sussex, RH16 4TG

Prepared For: Paul Ashley

Prepared On: 16 February 2026

Purpose: The FloodMetric report informs you about risk to your site from fluvial, pluvial, tidal and historic sources. This report also provides critical local policy information related to drainage and flood risk issues. Unless indicated, the FloodMetric report is unlikely to be suitable for submission to a Local Planning Authority. To the best of our knowledge the data is current and appropriate at the time of reporting.

Status

Canal Risk	Red	Amber	Green
Historical Risk	Red	Amber	Green
Regulatory Risk	Red	Amber	Green
Reservoir Risk	Red	Amber	Green
Rivers And Sea Risk	Red	Amber	Green
Surface Water Risk	Red	Amber	Green
Watercourse Risk	Red	Amber	Green
Overall	Red	Amber	Green



Fig 1: Site plan

Responsible authorities

The site falls under the jurisdiction of a number of authorities that can be contacted for specific purposes.

- For flood issues the Lead Local Flood Authority is West Sussex County Council
- For development planning the Local Planning Authority is Mid Sussex District Council
- For water supply the area Water Company is [South East Water](#)
- It is unclear which Water Company is responsible for sewers and drainage
- For flood models and details of flood defences the site is in the Solent and South Downs Environment Agency area

Flood risk from rivers or the sea



Fig 2: Flood Zones

An initial search suggests the site is wholly within Environment Agency Flood Zone 1 as defined by the EA Flood Map for Planning and Strategic Flood Risk Assessment of the Local Planning Authority. This means that the site is not at obvious immediate risk of flooding from rivers or seas.

There are no main rivers in the vicinity of the site.

Risk of surface water flooding

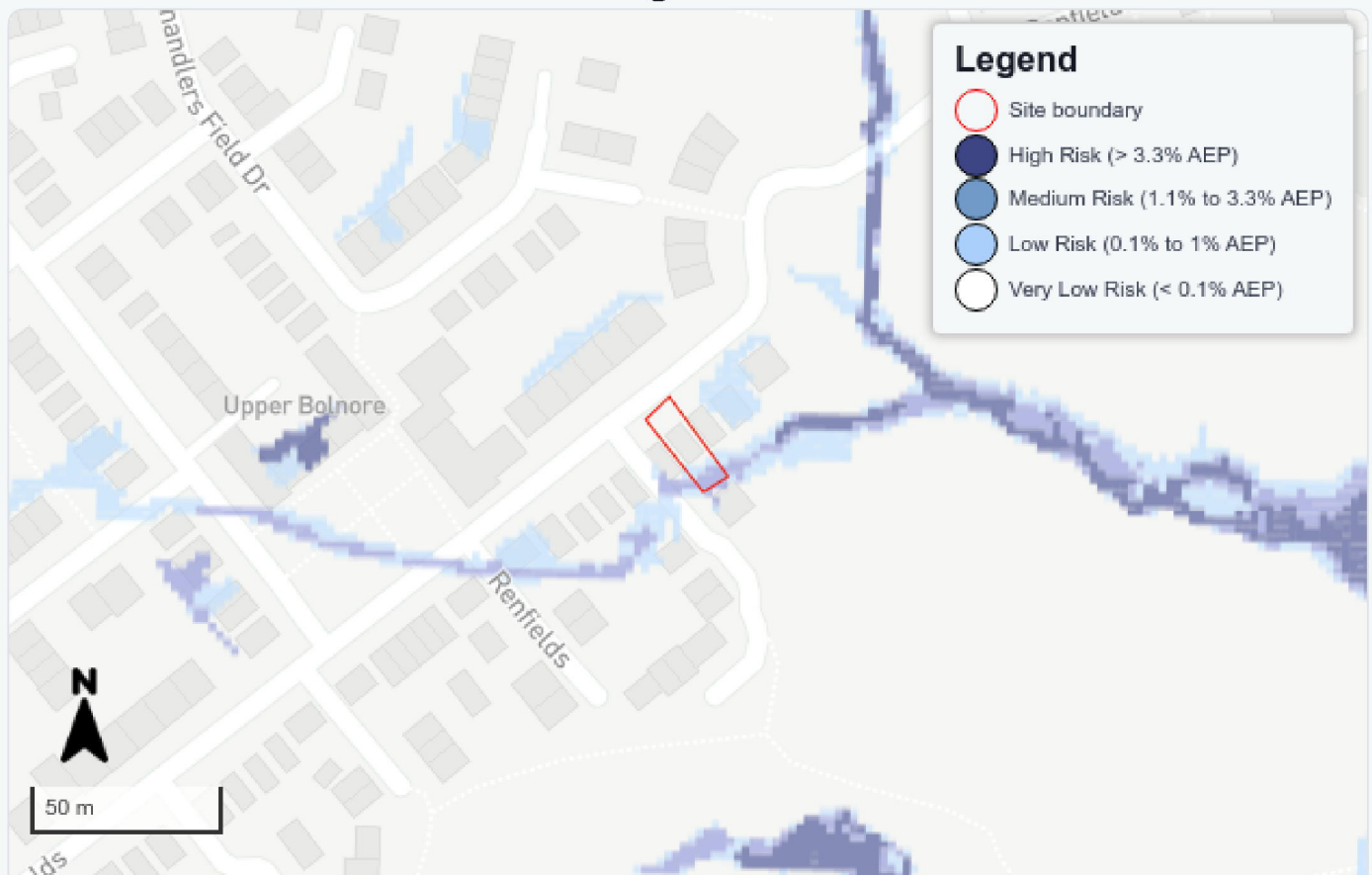


Fig 3: Surface Water Flood Risk

Examination of the EA's Flood Risk from Surface Water mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the site and its immediate vicinity is at risk of flooding in 'Medium' surface water flood events.

Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

Historical and recorded flooding

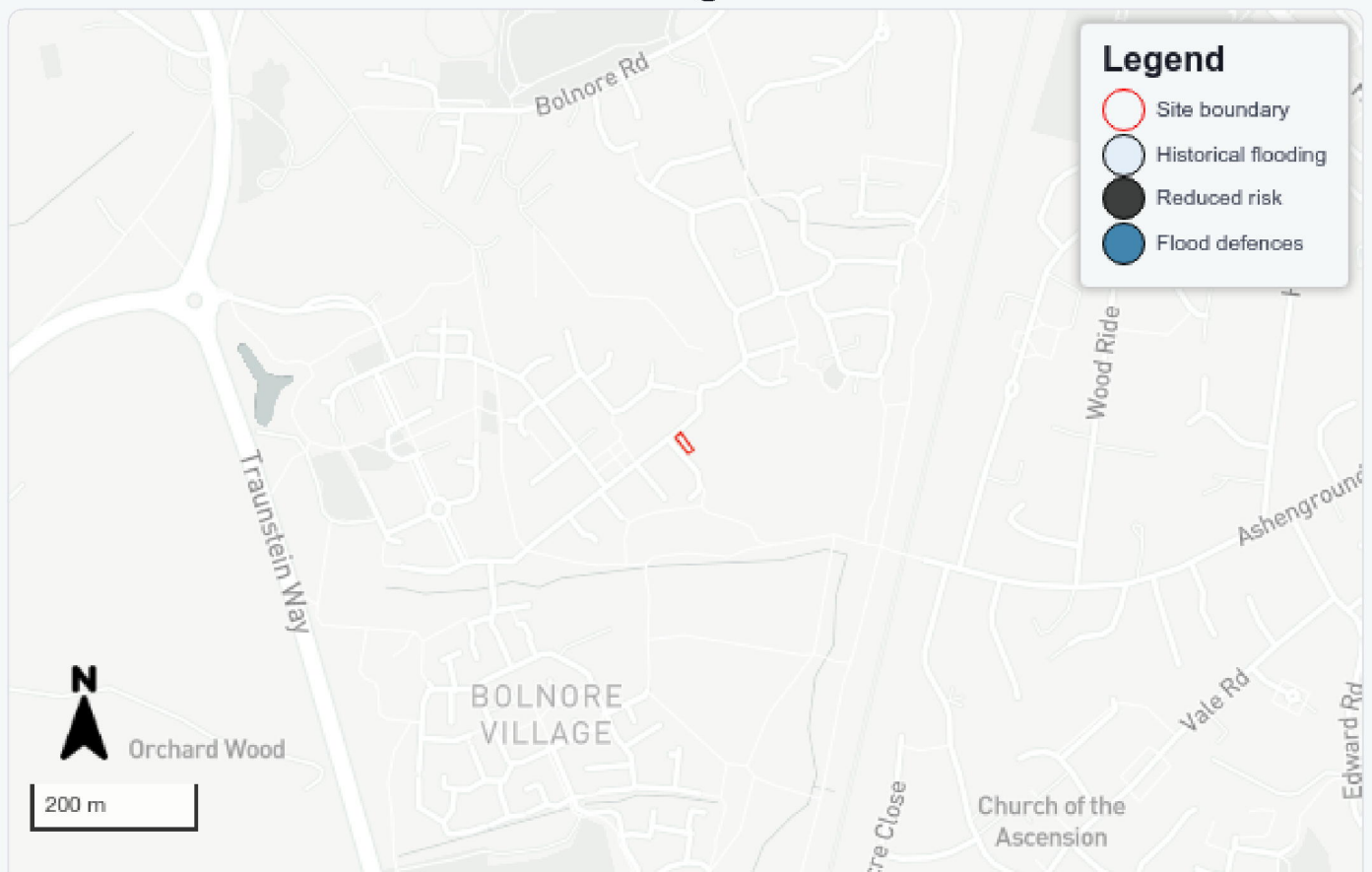


Fig 4: Historical Flooding

Our review of Recorded and Historical Flood Outlines within 250 metres of the site shows that the site is outside of past historical flood events.

Records of past flooding, mostly since 1946, are published in the Historic Flood Map.

There is no record of historical fluvial flooding on or near the site.

There is no record of historical tidal or sea flooding within 250 metres of the site.

There is no record of historical flooding within 250 metres of the site specifically linked to groundwater.

It is also possible for a property to have been affected in the past by heavy or prolonged rain or groundwater. Local Authorities often publish mapping of historical surface water flood incident records. Reviewing these records is out-of-scope for this statement. These would be reviewed in a more detailed report such as a Flood Risk Assessment.

Flood defences

We have compared flood zones taking into account flood defences with flood zones assuming that flood defences have failed. The site does not appear to be in an area that benefits from flood defences. However, this is only an indication and requires an expert to confirm it.

Critical Drainage Areas

We could not assess the site for Critical Drainage Areas because the local authority has not published this information.

Critical Drainage Areas are places where drainage could cause flooding problems elsewhere. They are discrete geographic areas (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones (sometimes called surface water flood risk hotspots) during severe weather thereby affecting people, property, or local infrastructure. Land which has been identified by the Environment Agency as having critical drainage areas have a separate, yet similar, function and are referred to as Areas with Critical Drainage Problems (ACDPs).

Reservoir failure

According to the EA's Flood Risk from Reservoirs mapping the site is outside flood extents in the event of reservoir flooding.

Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.

Flood warning services

The site is not in an area where the EA provide specific flood alerts and warnings. The occupant of the dwelling should monitor Met Office Weather Warnings to be prepared for extreme weather events

To sign up for the EA flood warning service visit <https://www.fws.environment-agency.gov.uk/app/olr/home> or call Call Floodline for advice 24x7: Telephone: 0345 988 1188, Textphone: 0345 602 6340

Applicable policies

The Local Planning Authority will make decisions on what is, and isn't, allowed to be built based on the policies stated in the National Planning Policy Framework and their Local Plan.

It is also possible that a new Local Plan is being created and that policies from that may be taken into account even though it hasn't been adopted yet.

The Local Authority may publish a number of Supplementary Planning Documents to amplify the policies of their local plan.

The Local Planning Authority has 3 policies specifically about flooding:

Policy DPS4.1: Flood Risk and Sustainable Drainage : 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.

- Policy DPS4.1, Mid Sussex District Plan 2021 - 2039 (Submission Draft), p.58, Mid Sussex District Council (emerging 2024)

Policy DPS4.2: Flood Risk and Sustainable Drainage : Sustainable Drainage

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.

- Policy DPS4.2, Mid Sussex District Plan 2021 - 2039 (Submission Draft), p.58-59, Mid Sussex District Council (emerging 2024)

Policy 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.

- Policy DP41, Mid Sussex District Plan 2014-2031, p.96-97, Mid Sussex District Council (2018)

Credits

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