

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Date: 16 June 2026

Deborah Lynn
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Deborah,

RE: DM/26/1325 – Garage Block Rear Of 34 To 56 America Lane Haywards Heath West Sussex

Thank you for your consultation on the above site.

The applicant is applying for the Demolition of existing garages and erection of 8 new dwellings (6 x one bedroom flats and 2 x two bedroom flats).

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

The Drainage Strategy Report is dated September 2021. Since this date, there have been several updates to National Policy relating to surface water flood risk and drainage. We would expect the Drainage Strategy to be updated to reflect these changes in policy with specific reference to the new National Standards for SuDS.

The Drainage Strategy states that surface water will be connected to the Southern Water sewer in Boston Road. This public sewer is designated as a foul sewer by Southern Water. We would object to the connection of surface water to any foul sewer. Southern Water have also stated they will object to any connection of surface water to the foul sewer and therefore an alternative method of discharge is required.

We also note that outdated parameters have been used within the calculations. Full calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required. Calculations should use FEH rainfall data, a CV value of 1, and an allowance for climate change should also be submitted.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

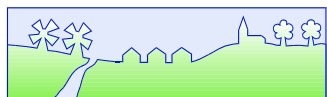
Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,



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Flood Risk and Drainage Team

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FLOOD RISK AND DRAINAGE TEAM