

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 March 2026 12:52:48 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.19 Re: DM/26/0656 - Routwood The Street Warninglid Haywards Heath
West Sussex RH17 5TU

Dear Caroline,

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

We understand the proposed application is for an existing timber framed wood store, approx 40m from main house, to be converted into a 1 bed, 2 person dwelling house.

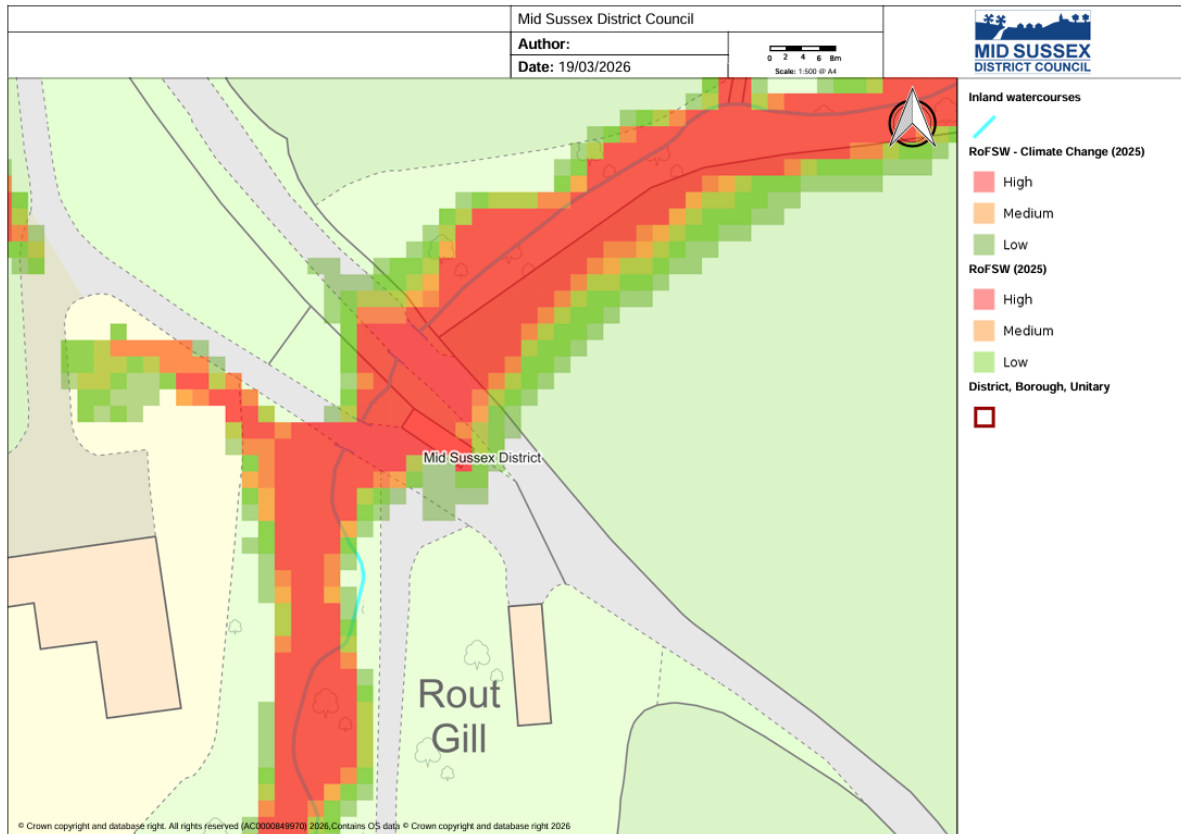
The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk "to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability" (of development).

Due to the need to consider all sources of flooding consistently with river flooding, Mid Sussex District Council (in line with West Sussex Lead Local Flood Authority advice) now follow the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

We acknowledge that some of this guidance still refers to flood zones, however it should be read as 'flood zone or equivalent'.

The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. The Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping suggests the site is shown to be at very low to high surface water flood risk for the present day and with climate change.



From reviewing the plans, there does not appear to be an increase in built footprint at ground floor level however there will be an increase in vulnerability at the site from less vulnerable to more vulnerable. The applicant has to demonstrate that the site will be safe for the lifetime of the development, including safe escape.

The application has therefore gone through an initial review and no flood risk or drainage information has been submitted and therefore doesn't meet the minimum requirement.

As the proposed development is for an increase in vulnerability and as the site is located within an area at risk from surface water flooding, a Flood Risk Assessment and Drainage Strategy is required at this stage of planning.

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/>

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