



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 17 September 2026

Peter Davies
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Peter,

RE: DM/26/1951 - 31 Lucastes Lane Haywards Heath West Sussex RH16 1LE.

Thank you for your consultation on the above site. We have reviewed the application and information relating to drainage and flood risk and wish to make the following comments.

The applicant is applying for the removal of existing conservatory and construction of new single storey rear extension.

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. According to the Environment Agency's Flood Map for Planning, the site is located within a high surface water flood risk and significant flow path. Currently, the submitted Flood Risk Assessment (prepared by Mid Sussex Design | dated 7th August 2026) is insufficient and does not adequately assess this risk. Additional information is required to demonstrate the proposed development will not increase flood risk to the site and surrounding area and considers appropriate resistance and resilience measures within the development, as required within Mid Sussex's Flood Risk and Drainage Checklist.

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 subsections F2, F4, F5, F6, F7 and F8 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.

Informative

For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:

[FLOOD RISK AND DRAINAGE INFORMATION CHECK LIST – APPLICATION STAGE](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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