

From: Isaac | Redwoods <isaac@redwoodsprojects.co.uk>
Sent: 22 May 2025 11:56:46 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Shloime | Redwoods" <Shloime@redwoodsprojects.co.uk>; "Redwoods Projects Ltd" <office@redwoodsprojects.co.uk>
Subject: Re: DM/25/1077 - Change of use from commercial space to two flats at 2 - 8 Sussex Road Haywards Heath West Sussex RH16 4EA

Dear Anna,

Thank you for your email. I forwarded the comments to the flood risk consultant and will get back to you shortly.

Kind Regards,



Isaac Haas
Project Consultant

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Home Extensions

■ Planning ■ Architecture ■ Engineering



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On Wed, 21 May 2025 at 08:24, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

FAO: Mr Shloime Godlewsky

Dear Shloime

I have received the attached comments from the MSDC Drainage Engineers regarding this application requesting further information regarding safe access and egress from the proposed residential flats.

A further consultation on Drainage will require an additional 21 days, so I shall be grateful if you can address the issues raised and respond to me as soon as possible.

I note that the Decision Target date is currently 18.06.2025, but I may need to request an Extension of time for the reconsultation.

I look forward to hearing from you.

Regards

Anna Tidey

Planning Officer

Submit your planning application online.

<http://www.planningportal.gov.uk>

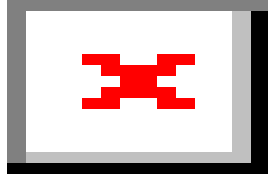
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From: drainage <drainage@midsussex.gov.uk>
Sent: 20 May 2025 20:17
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2025.05.20 Re: DM/25/1077 - 2 - 8 Sussex Road Haywards Heath West
Sussex RH16 4EA

Dear Anna,

Thank you for consulting the flood risk and drainage team with regards to the above application. We have reviewed the application and can provide the following comments.

- The proposed development is for a part change of use from office/commercial to two residential units. The residential element is limited to first floor level.
- The proposed development will increase the site's maximum flood risk vulnerability from less vulnerable (office/commercial) to more vulnerable (residential).
- The application identifies the site as being in an area of increased surface water flood risk.

Comments

- The Environment Agency's standing advice should be utilised for all developments, including change of use, considered more and less vulnerable, as well as for water compatible. This advice covers floor levels, flood resistance and resilience measures, access and escape and surface water management.
- Due to the location of the proposed development on the first floor, the applicant is advised that information on access and escape is the most relevant for this application. This requires applicants to show that there is a safe route of access and escape set above the estimated flood level (1:100 plus climate change, or the 1:1,000 level where climate change levels are unknown) and connects the site to an area away from flood risk.
- In the absence of an Environment Agency's flood warning or alert area covering a site, the Met Office issues weather warnings, through the National

Severe Weather Warning Service which covers the whole of the UK should be utilised.

We would advise that the applicant, further information regarding safe access and egress at this stage of planning is required. Further information can be found by downloading the Environment Agency's surface water hazard data. We would expect to see an assessment of the flood hazard along Gower Road/ Sussex Road for the Environment Agency's 1:100 plus climate change, or the 1:1,000 level where climate change levels are unknown.

Following receipt of the additional information requested, we shall review and provide further comments on this application.

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

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