

From: drainage <drainage@midsussex.gov.uk>
Sent: 27 November 2025 09:42:01 UTC+00:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.27 Re: DM/25/2880 - 13 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Dear Peter,

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

We understand the proposed application is for the retention of existing warehouse and creation within it of 3 new dwellings.

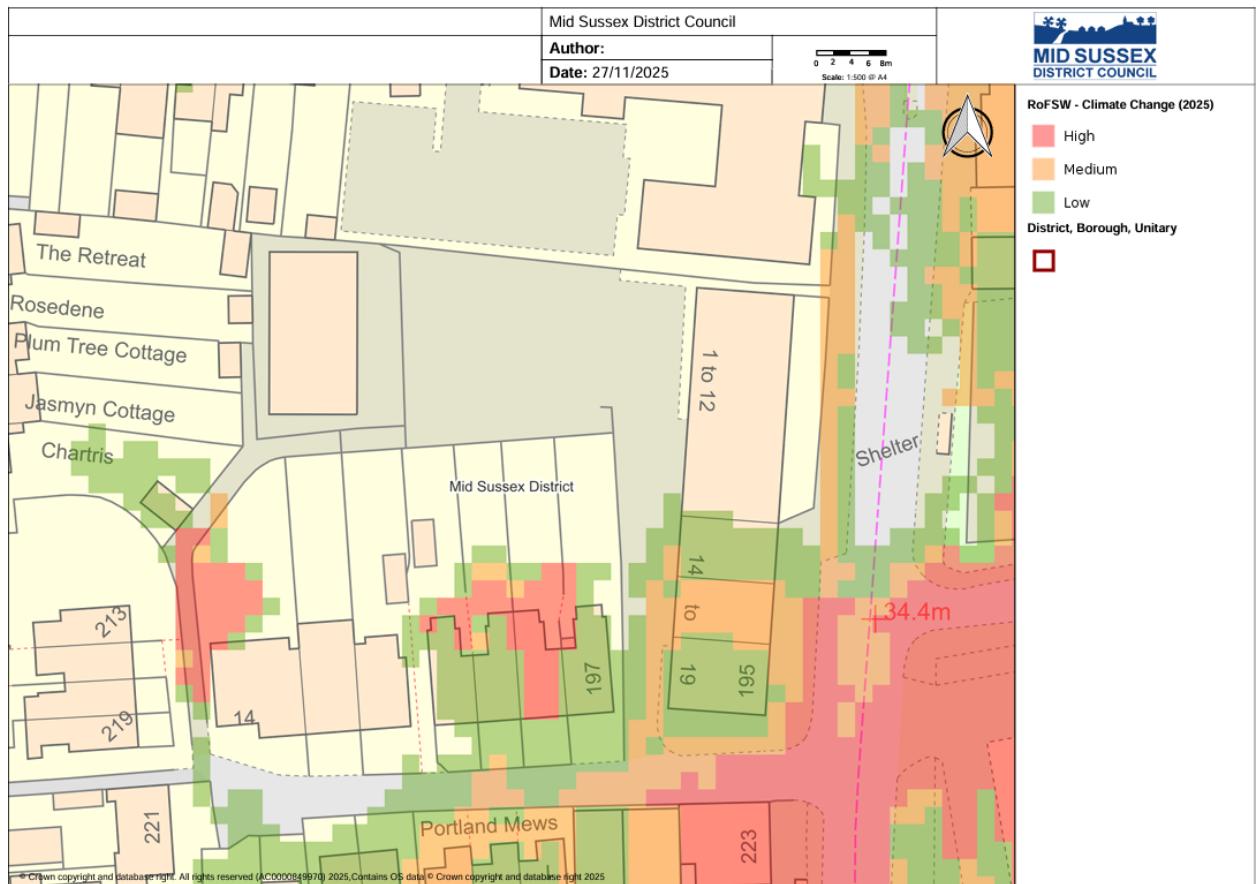
The application has gone through an initial review. The submitted information is insufficient and doesn't meet the minimum requirements as set out in the MSDC Flood Risk and Drainage Information Check List.

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/>

Flood Risk

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low surface water flood risk (comparable to flood zone 1) for the present day (2025) and within the climate change range of 2040 – 2060.



As the proposed development would result in an increase in site vulnerability, any potential escape route from the site is shown to be at High Risk of surface water flooding (equivalent to Flood Zones 3a and 3b) under present-day (2025) and within the projected climate change scenario for 2040–2060

The applicant must therefore demonstrate, at this stage of planning and as part of the Flood Risk Assessment, that safe access and egress can be achieved for the lifetime of the development (taken as 100 years for residential use, in line with NPPF guidance). The plans should evidence:

- A safe route of access and escape that is set above the estimated design flood level and provides a continuous connection to an area outside of identified flood risk.

Surface Water Drainage

Limited information on surface water drainage has been provided.

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/>

This level of detail is required at this stage of planning.

Foul Water Drainage

No information on Foul Drainage has been provided.

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/>

This level of detail is required at this stage of 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