

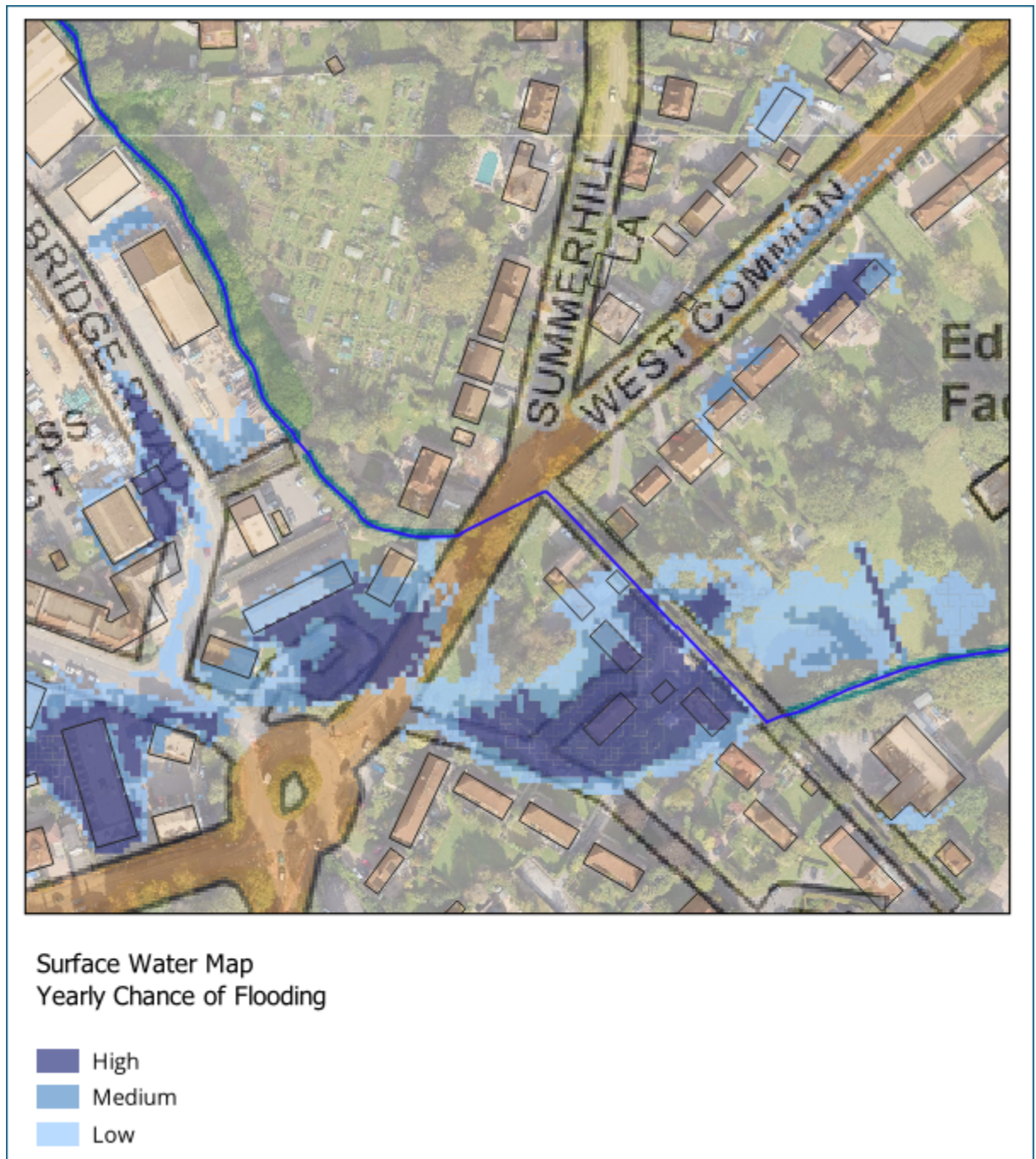
**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 06 March 2025 17:17:53 UTC+00:00  
**To:** "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 06.03.2025 Re: DM/25/0100 - Brooklea 3 West Common Lindfield Haywards Heath West Sussex RH16 2AE

Dear Stefan,

Thank you for consulting the Flood Risk and Drainage Team with regard to the above application.

We understand the application is for the proposed erection of 1 no. new detached dwelling with car parking served by the existing access, following demolition of an existing garage. The Flood Risk Assessment (720/GB/OliverKnight/3West Common/FRA-dated August 2024), and Foul Sewage and Surface Water Assessment-dated January 2025) provided by the Applicant have been reviewed, and we would comment as follows:

The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The Risk of Flooding from Surface Water mapping suggests that the surface water flood extents are shown to be significantly less in the local area and along West Common, with West Common and Summerhill Lane in the vicinity of the site now shown to be entirely outside of the High (greater than 3.3% chance of flood each year), Medium (between 1% and 3.3% chance of flood each year) and Low (between 0.1% and 1% chance of flood each year) surface water flood extents.



Updated Risk of Flooding from Surface Water mapping at the site.

The Flood and Drainage Team require an updated Flood Risk Assessment, which includes overlaying the proposed plans onto the Flood Zone 2 and 3 outlines, as well as the updated surface water flood risk mapping.

The site is shown to be within future Flood Zone 2 in the MSDC SFRA mapping, and as such raising the finished ground floor level 300mm above adjacent ground level is recommended.

We request an updated Flood Risk Assessment and Surface Water and Foul Drainage Strategy.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

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](mailto:drainage@midsussex.gov.uk)