

From: drainage <drainage@midsussex.gov.uk>
Sent: 31 October 2025 12:34:36 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.10.31 Re: DM/25/2478 - Land Adj. To Great Haywards Wealden Way
Haywards Heath West Sussex

Dear Caroline,

Our apologies on the delay in responding to this one. It has taken a bit of further investigation to understand the complexities of this site and the surrounding drainage regime.

Please find our response below. The team have reviewed the information submitted in support of this application and can provide the following comments.

Flood Risk

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

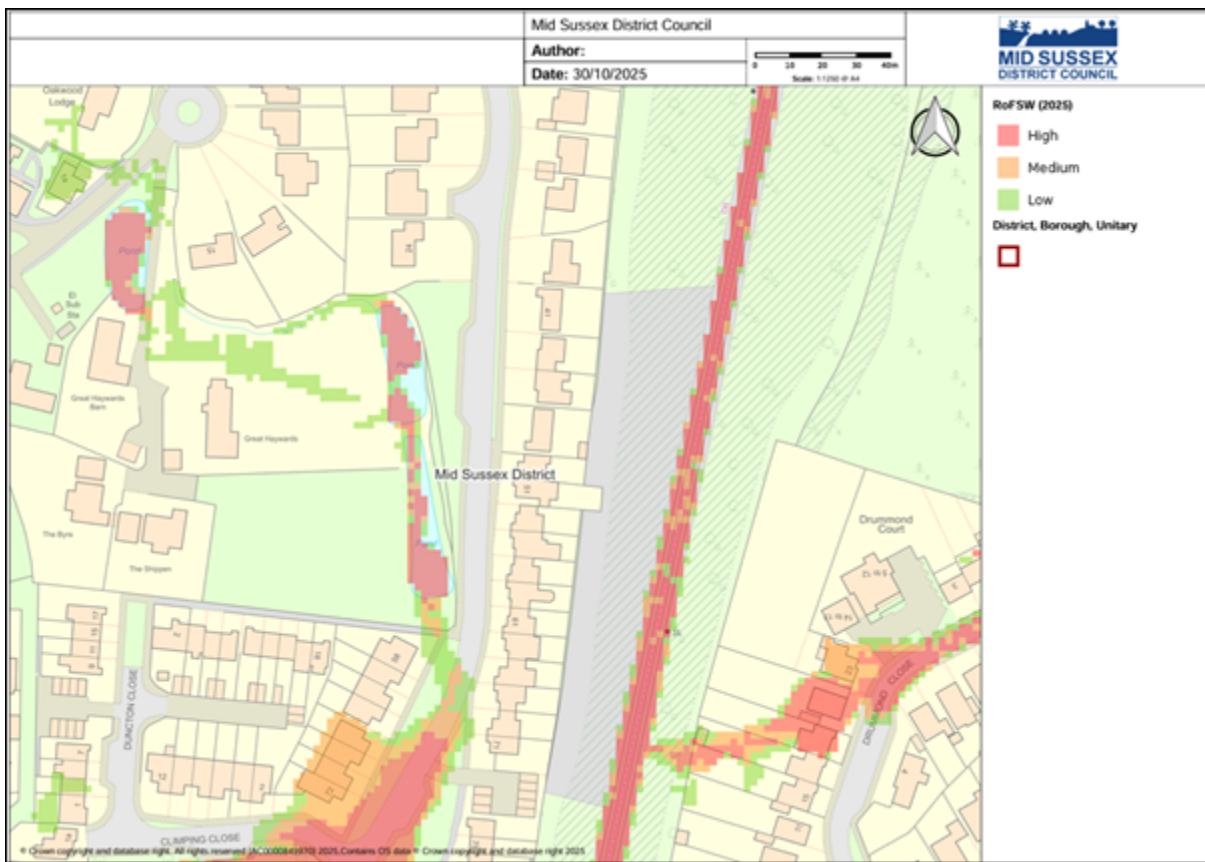
The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

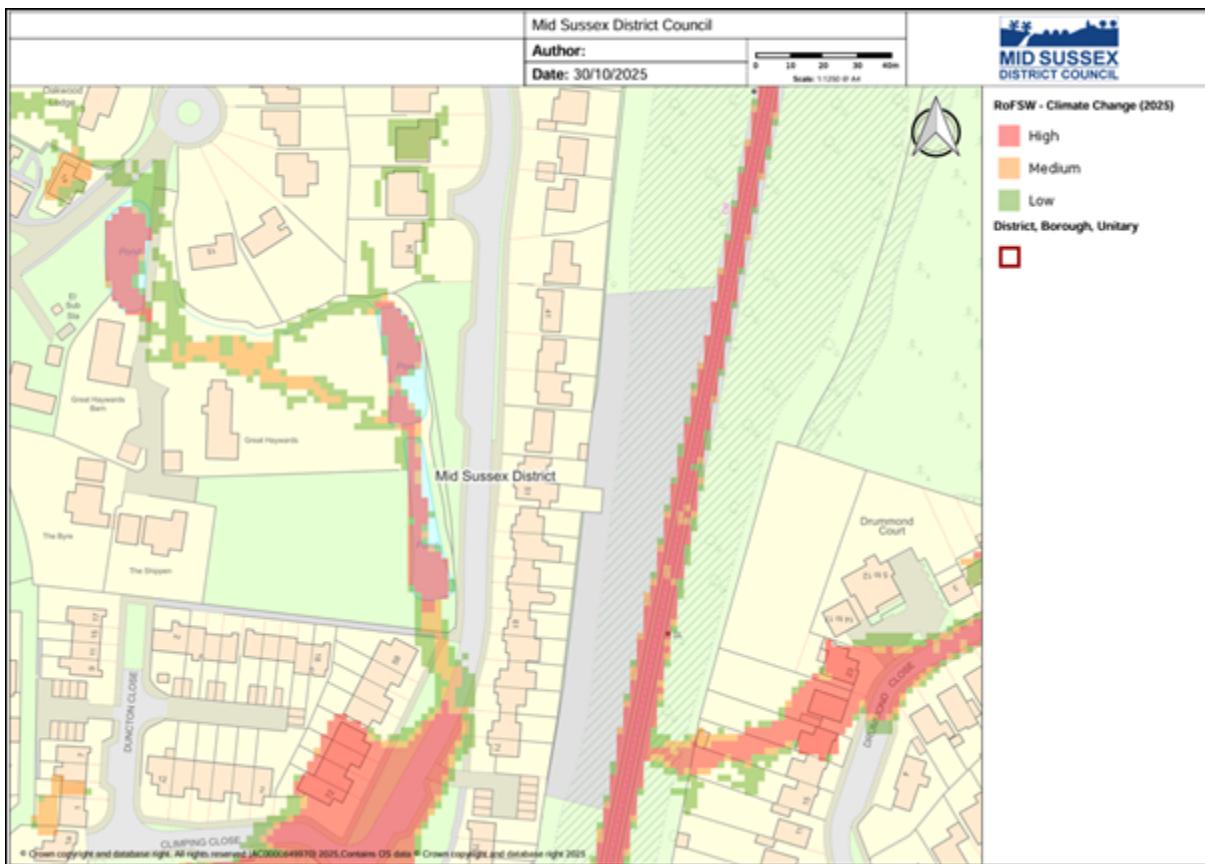
The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to high surface water flood risk (comparable to flood zones 1 – 3b) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 – 3b) within the climate change range of 2040 – 2060.

A balancing pond is located on site which forms part of a larger surface water management system with a further pond to the north (upstream) of the site which is fed by a watercourse. These balancing ponds take surface water run off from properties in Wealden Way and Duncton Close.

This surface water management system is classified as an inland watercourse.

A surface water flow path flows from north to south across the proposed exist / entrance of the site onto Wealden Way which is associated with the existing upstream watercourse and balancing ponds.





Historical Flood Risk

Mid Sussex District Council's records contain records of the site flooding. Our records also contain records of flooding within the area immediately surrounding the site.

Our records indicate that the balancing ponds overflow from time to time and have impacted the properties downstream of the site.

Surface Water Drainage

The BGS infiltration potential map shows the site to be in an area with high - moderate infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or may be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

It is proposed that the development will drain into the balancing pond on site. This approach is not considered acceptable.

The applicant has failed to demonstrate this advised that drainage will need to be designed to cater for the 1:100-year plus climate change event, utilising the latest allowances available at the time of detailed design. A CV value of 1 should be utilised along with 10% urban creep.

At this time, the flood risk and drainage team would **object** to the proposed erection of 1 No. detached self-build dwelling and single detached garage, with provision of a new access from Wealden Way on flood risk grounds and the lack of evidence that the development and site users could be kept safe for the lifetime of the development, the development would not increase flood risk on and off site and the site could be adequately drained.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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