

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).

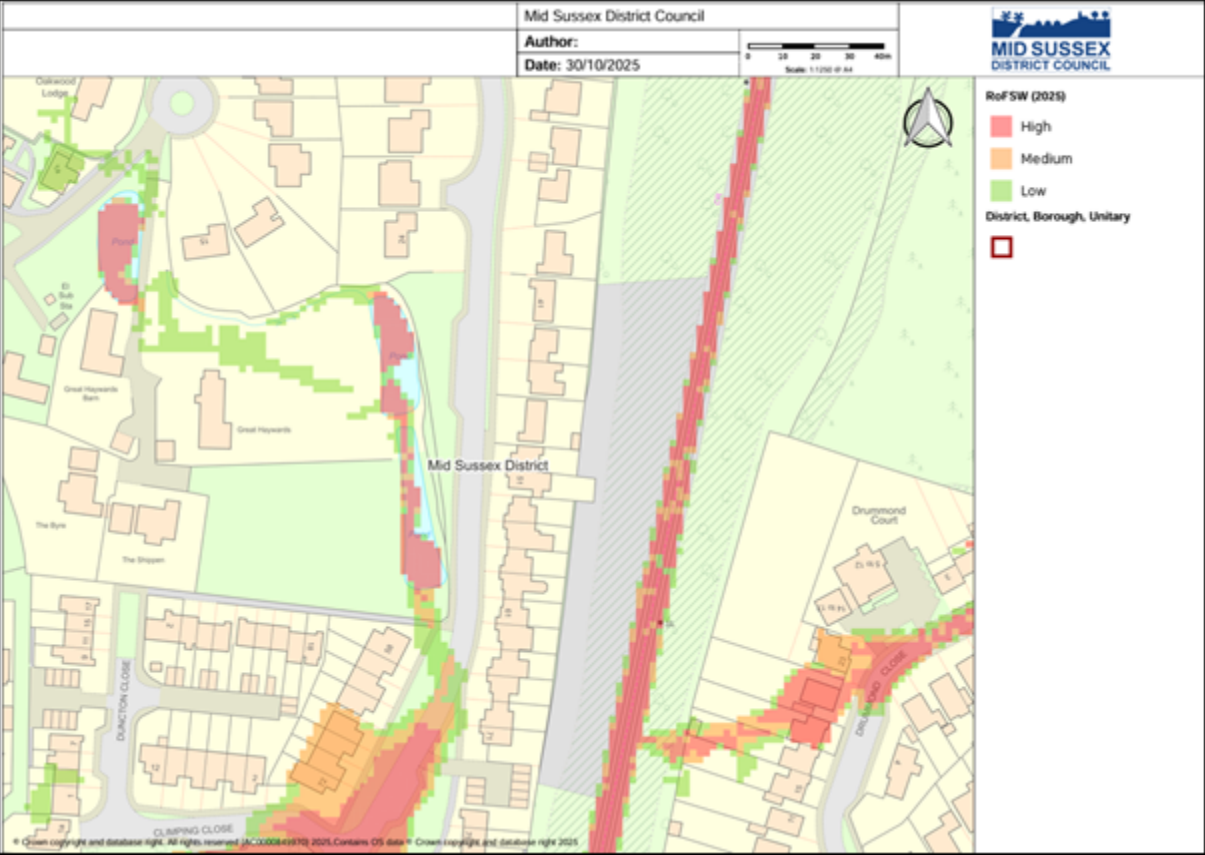
The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

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.



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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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