

From: drainage <drainage@midsussex.gov.uk>
Sent: 26 September 2025 14:11:28 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.09.25 Re: DM/25/2250 - Walnut And Well Cottage The Street Bolney
Haywards Heath West Sussex RH17 5QW

Dear Caroline,

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

The FRA confirms that the site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding.

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 and 3b) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) within the climate change range of 2040 – 2060.

The proposed built footprint is within Flood Zone 1 and therefore will not displace any floodwater.

We have no objection to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers resistance and resilience measures suggested within the EA advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk