

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 February 2026 10:48:16 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.24 Re: DM/25/3178 - The Changing Workplace Ltd 1 Boltro Road
Haywards Heath West Sussex RH16 1BY

Dear Joanne,

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

We understand the proposed application is for the change of use from offices to 7 self contained flats.

The application is supported by a Flood Risk Assessment by Flo Consulting Engineers dated January 2026 Revision A. We have reviewed the application and have the following comments:

Flood Risk

Vulnerability Classification

The proposal represents a change from a “less vulnerable” use (offices) to a “more vulnerable” use (residential) in accordance with NPPF Annex 3. Residential development must be demonstrated to be safe for its lifetime (assumed to be at least 100 years).

Fluvial Flood Risk

Based on the Environment Agency Flood Map for Planning (NaFRA2), the site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding (present-day undefended risk).

Risk of Flooding from Surface Water (RoFSW)

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

The RoFSW was created using a combination of local flood model information and national flood modelling. These were used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

As well as present day (2025) risk of flooding from surface water, climate change scenarios (2040 – 2060) have been produced to indicate the predicted impacts of climate change on future flood risk.

Climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office. They use a mid-range allowance within [Representative Concentration Pathway \(RCP\) 8.5](#).

A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

The Environment Agency do not consider this information suitable to be used to identify the risk to individual properties or sites. It is useful to raise awareness in areas which may be at risk and may require additional investigation.

In the absence of climate change allowances provided until 2125 (NPPF *Guidance Flood risk and coastal change considers* “Residential development can be assumed to have a lifetime of at least 100 years” Paragraph: 006 Reference ID: 7-006-20220825 Revision date: 25 08 2022) the Environment Agency have advised that “the time horizon [is] too short for most development types” and the “Climate change scenario [is] insufficiently precautionary” and “may be relevant to inform assessments, but additional information [is] usually needed” to established the designed flood level for the site.

The Environment Agency Risk of Flooding from Surface Water (RoFSW) mapping, shows the site to be located within an area at Low Risk of surface water flooding (0.1%–1% annual probability) for the present day and including the climate change scenarios (2040–2060 epoch). Inline, with the comparable flood zones, the site is located within Flood Zone 2 at the present day and with climate change.

The area surrounding the site is also at risk from surface water flooding in the present day and with climate change.

Although classified as “low risk”, this remains a mapped flood risk area and must be considered in the context of the proposed change to a more vulnerable use.

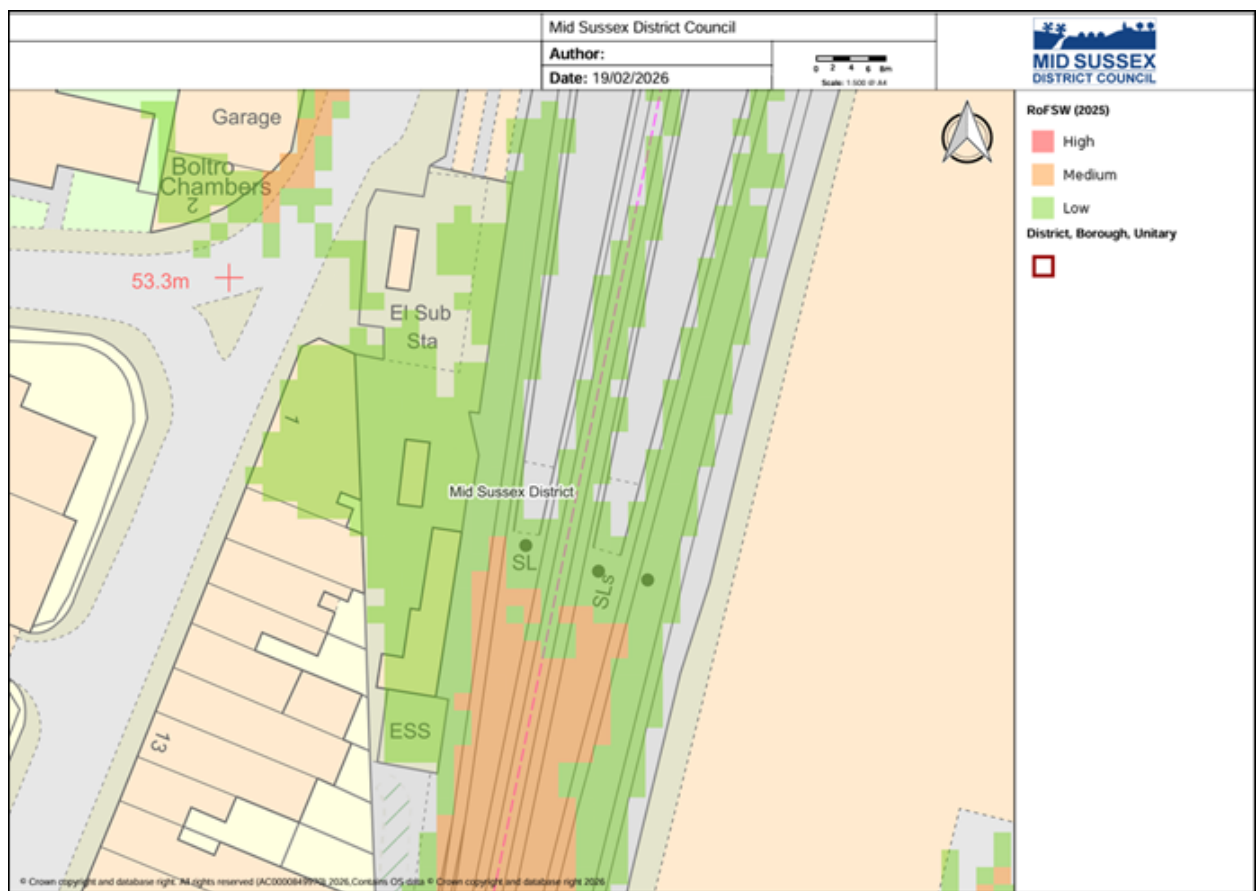


Figure 1: Risk of Flooding from Surface Water present day (Source: EA)

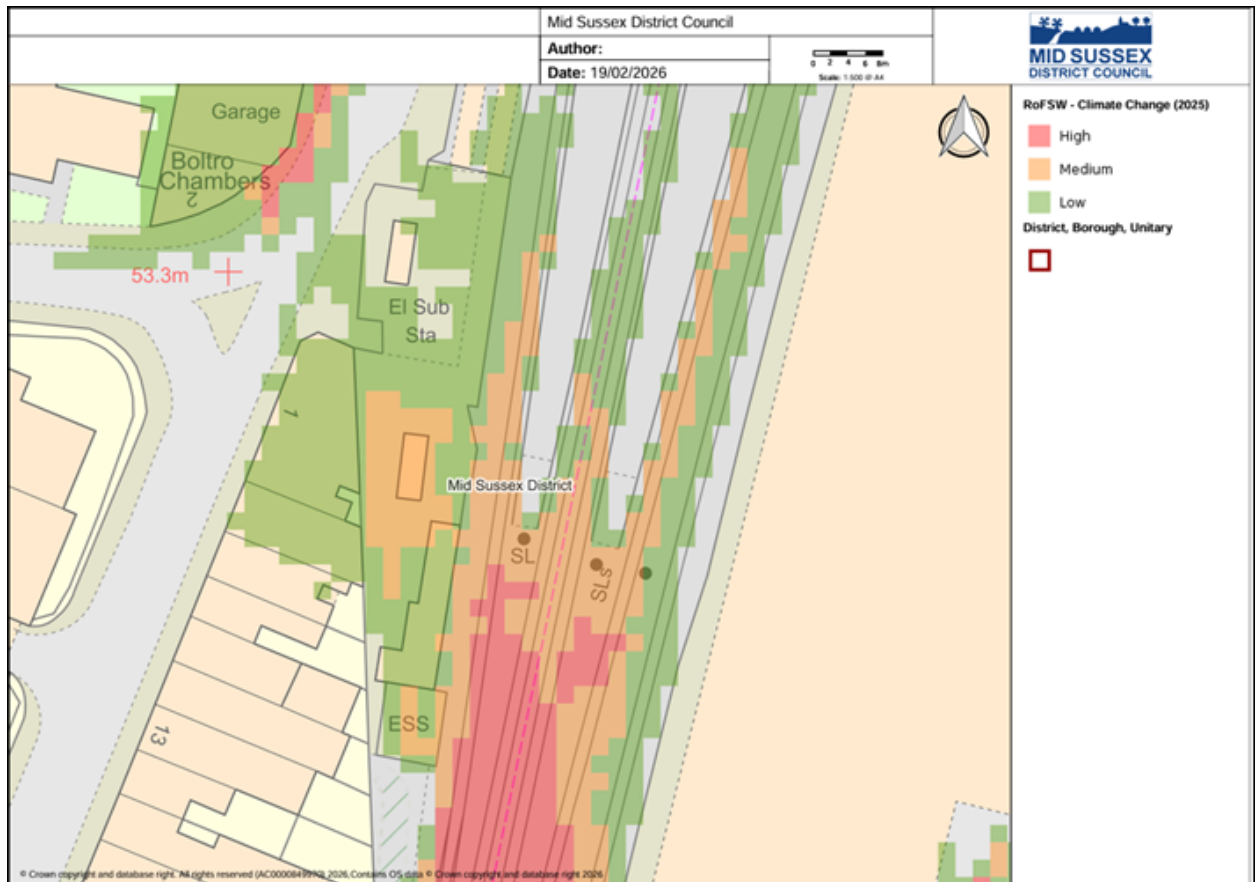


Figure 2: Risk of Flooding from Surface Water – between 2040 – 2060 (Source: EA)

We have no objection to the proposed development on flood risk grounds. This is subject to the Condition below and the proposed development incorporating all flood mitigation and resilience measures set out within the submitted Flood Risk Assessment by Flo Consulting Engineers dated January 2026 Revision A.

Surface Water Drainage

The proposed development does not increase impermeable surfaces on the site, and no external alterations are proposed.

Drainage can therefore be managed via Building Regulations and Building Control, where relevant.

Condition Recommendations

FLOOD RISK AWARENESS

The building shall not be occupied or brought into use until a flood warning and evacuation plan has been produced (to be provided to the occupiers and users of the building) and approved in writing by the local planning authority. This plan will need to include details and images of the flood extents, expected frequency of flooding, safe access and escape routes and the flood mitigation measures included within the development.

Reason: To ensure all the occupiers and users of the building are aware of the flood risk posed to the site

Advisory

The Applicant considers extra resistance and resilience measures suggested within the EA standing 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').

Best Wishes

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