

From: drainage <drainage@midsussex.gov.uk>
Sent: 20 August 2025 12:43:00 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.20 Re: DM/25/1290 - River Lodge Scaynes Hill Road Lindfield Haywards Heath West Sussex RH16 2QQ

Dear Catherine,

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

The Flood Risk Assessment provided by the Applicant meets the requirements as per the Environment Agency's standing advice.

While the site is located within an area of high surface water flood risk, and following the PPG update, this should be assessed utilising the same approach as fluvial (flood zone flood risk).

Areas of high surface water flood risk represent the 1:30 flood extent and are therefore considered to represent flooding equivalent of Flood Zone 3b, the area of the proposed development is outside of this extent.

Subject to the development's floor levels being set as per the flood risk assessment we have no objection to this development on flood risk grounds.

Due to the nature of the development (minor non-residential extension) drainage should be managed via Building Regulations/Control.

As an advisory, we would suggest the Applicant considers the 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').

Best Wishes

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