

Planning Application Consultation Response

Application Details

Application Number	DM/26/0089
Response Date	16.02.26
Site Location	Old Park Lodge Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TJ
Development Description	Demolition of existing house, storage barn and stables etc and erection of replacement dwelling, alterations to existing garage, realigned driveway and hardstanding, provision of open air swimming pool and pool house, and associated work (amended scheme to previously approved DM/25/0369)
Recommendation ¹	No objection subject to condition Advice

Flood Risk

Information

[The Planning Practice Guidance for Flood Risk and Coastal Change](#) requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the [National Planning Policy Framework](#). This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

Application specific comment

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 flood zones continue to reflect undefended, present-day flood risk from rivers and the sea. They do not account for climate change or the presence of flood defences, maintaining alignment with planning policy principles.

¹ In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.

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.

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

Historical Flood Risk

Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Mid Sussex District Council's records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won't flood in the future.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

There may be sewers located on the site not shown on the plan which are now considered public sewers. Any drain which serves more than one property, or crosses into the site from a separate site may be considered a public sewer. Advice in relation to this situation can be found on the relevant water authority's website.

Surface Water Drainage

Information

Surface water drainage will ultimately need to be designed to meet the latest national and local planning and drainage policies and guidance. The drainage system will need to consider climate change, the allowances for which should be based on the climate change guidance from the Environment Agency at the time of detailed design.

Detailed drainage design should consider the impact a flooded outfall could have on the proposed drainage system.

The recommendation for a drainage condition to be utilised for an application does not preclude the need for updated calculations or alterations to a drainage strategy. Recommendation for a drainage condition shows that the Flood Risk and Drainage Team are of the opinion that the development has shown that, in principle, drainage could successfully be provided on the site.

Application specific comment

The BGS infiltration potential map shows the site to be in an area with low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is unlikely to 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.

Infiltration testing at the site it is proposed that the surface water runoff from the proposed new dwelling's roof area and pool house will be directed into bio-retention planters, where it will partially infiltrate into the ground. An overflow pipe will connect the planters to the proposed downstream rain garden. To ensure compliance with the 'half time empty storage' condition, surface water to be additionally discharged into the existing shallow watercourse with at a restricted flow rate of 1.0 l/s. All hard paved areas are to be constructed of permeable material. This approach is considered acceptable in principle.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Foul Water Drainage

It is proposed that the development will utilise a Cess pool tank with a minimum storage capacity of 18,000 litres, equipped with a high-level alarm for monitoring. Scheduled emptying is planned on a monthly basis. This approach is considered acceptable in principle.

The applicant is advised that details relating to how the swimming pool backwash water will be managed will be required at the detailed design stage. Backwash water contains chemicals and suspended solids and must not discharge to surface water drainage systems, SuDS features, infiltration devices or watercourses.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Condition Recommendation

C18D - Single dwelling/unit

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.



Flood Risk & Drainage Team
Estate Services & Building Control

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

For and on behalf of the Flood Risk and Drainage Team
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