

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 May 2025 18:02:18 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.08.05 Re: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath
West Sussex RH16 3AS

Dear Katherine,

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments:

The submitted information is considered insufficient given the size proposed development.

A Flood Risk Assessment has been submitted which refers to drainage layout ref: 298 Drainage Layout which has not been provided.

The site is within flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The site is not within an area identified as having possible surface water (pluvial) flood risk.

There are historic records of flooding occurring in this area. A lack of historic records of flooding at a particular location does not mean that flooding has never occurred, instead, that flooding has just never been reported.

No written details of how surface water drainage shall be managed has been identified by the flood risk and drainage team within the information submitted.

It is proposed that the development will utilise porous black paving for all external areas. In the absence of any further details on how the surface water will be managed at the site, the flood risk and drainage team have several concerns (due to the proximity of the operational railway land), which will need to be addressed at this stage of the planning process.

We advise the applicant that:

- Surface water drainage for the development will need to be designed to cater for the 1 in 100-year storm event, plus an allowance for climate change. The climate change allowance should be based on the Environment Agency's latest guidance (+40% at time of writing).
- Any discharge off the site should be restricted to the Greenfield QBar runoff rate for the area being drained
- A CV value of 1.0 should be utilised

No written details of how foul water drainage shall be managed has been identified by the flood risk and drainage team within the information submitted.

The Applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to meet the minimum requirements.

Following receipt of the information requested, we shall review and provide further comments on this application.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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