

We have used it, under EA license terms to assist with the Flood Risk Assessment submitted in support of our Class Q Prior Approval planning application for the conversion of redundant agricultural barns to form 4 dwellings, within the footprints of the barns.

The barns and the existing private access road are in Flood Zone 1, but at one corner of one of the barns the Flood Zone 2 and 3 extent reaches that point, which is the reason for the site specific FRA.

The LPA Flood Risk and Drainage Team at Mid Sussex District Council however have queried our use and site mapping based on node 364 and referred us to EA standing guidance on which node should be used, stating that we should use the considerably further upstream. node 365.

Node 364 is just upstream from the 'site' while node 365 is some further 280 metres upstream. The difference in flood depths at the two nodes is 1.2 metres (1 in 100 + 35% CC, as agreed with the LPA).

Between node 365 and node 364 is a lake with an extensive grassed, informal flood basin beyond, which we believe mainly explains the difference in flood depths at the two nodes.

Applying the flood depths from node 364 at this part of the site (the barns and surroundings) is consistent with the EA Flood Extent map, whereas applying the depth from node 365 gives a materially large flood extent than the EA mapping. Our mapping has 'graded' the node 365 and node 364 depths across the area between node 365 and the application site (the barns) and is consistent with the EA extent mapping.

QUERY 1: As node 364 is slightly upstream from the 'site' can the flood depth data at this node be used as the design flood level to establish

proposed new floor levels in the converted barns, rather than the depths at node 365.

QUERY 2: Can the EA provide any 2D modelling for the site of the affected barn and it's immediate surrounding area, if the EA cannot offer further guidance on using the node point data and if so, please confirm the charge to us, presumably as pre application advice on this specific matter.

The Product 4 data is attached with the barn locations marked on the node point map for clarity.

We look forward to receiving your response at the earliest opportunity.

Thank you.

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