

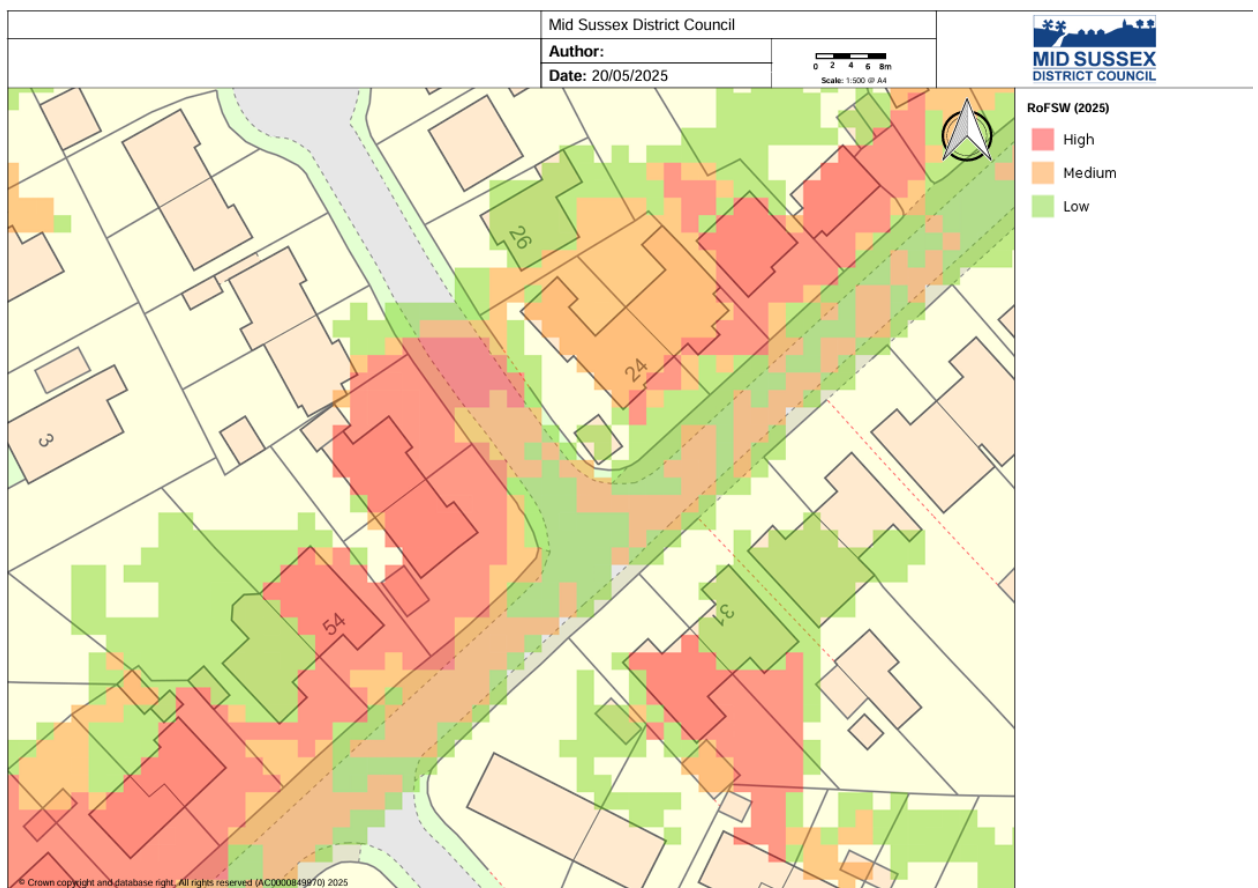
From: drainage <drainage@midsussex.gov.uk>
Sent: 23 June 2025 08:49:33 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.06.23 Re: DM/25/0811 - 50 Vale Road Haywards Heath West Sussex RH16 4JS

Dear Andrew,

Thank you for consulting the Flood Risk and Drainage team on the above application. We would comment as follows:

The submitted Flood Risk Assessment is considered insufficient.

The development 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).



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 updated Risk of Flooding from Surface Water mapping released in March 2025 shows the proposed development site is located within an area impacted by High, Medium and Low surface water flood risk. Following the approach set out under the NPPF for assessing fluvial flood risk (flood zones) this area would be considered consistent with Flood Zone 3b, 3a and 2.

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.

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

We acknowledge that some of this guidance still refers to flood zones, however it should be read as 'flood zone or equivalent'.

As per the Environment Agency standing advice for minor extensions, development within the 1:30 (3b) flood extent is not permissible. In the event that the proposal is outside of this extent, then additional resistance and resilience mitigation will need to be evidenced at this location, as this development is classified as 'more vulnerable'.

In addition, no information on how surface water drainage is to be managed at the site has been provided.

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/>

We would advise that the applicant that an overlay of their proposed block plan on the above screenshot (or equivalent) of the 1:30 flood extent is required at this stage of planning in order for us to review any encroachment.

We will then be able to provide further comment once received.

Upon receipt of the above we will be able to comment further. 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