

From: drainage <drainage@midsussex.gov.uk>
Sent: 11 May 2026 09:07:20 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.11 Re: DM/25/0203 - Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD

Dear Andy,

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

We understand the proposed application is for a new double garage to front of property. Replace existing garage and workshop on side of property with annex accommodation for elderly relative. Ground and first floor extension to house to create an additional bedroom and study.

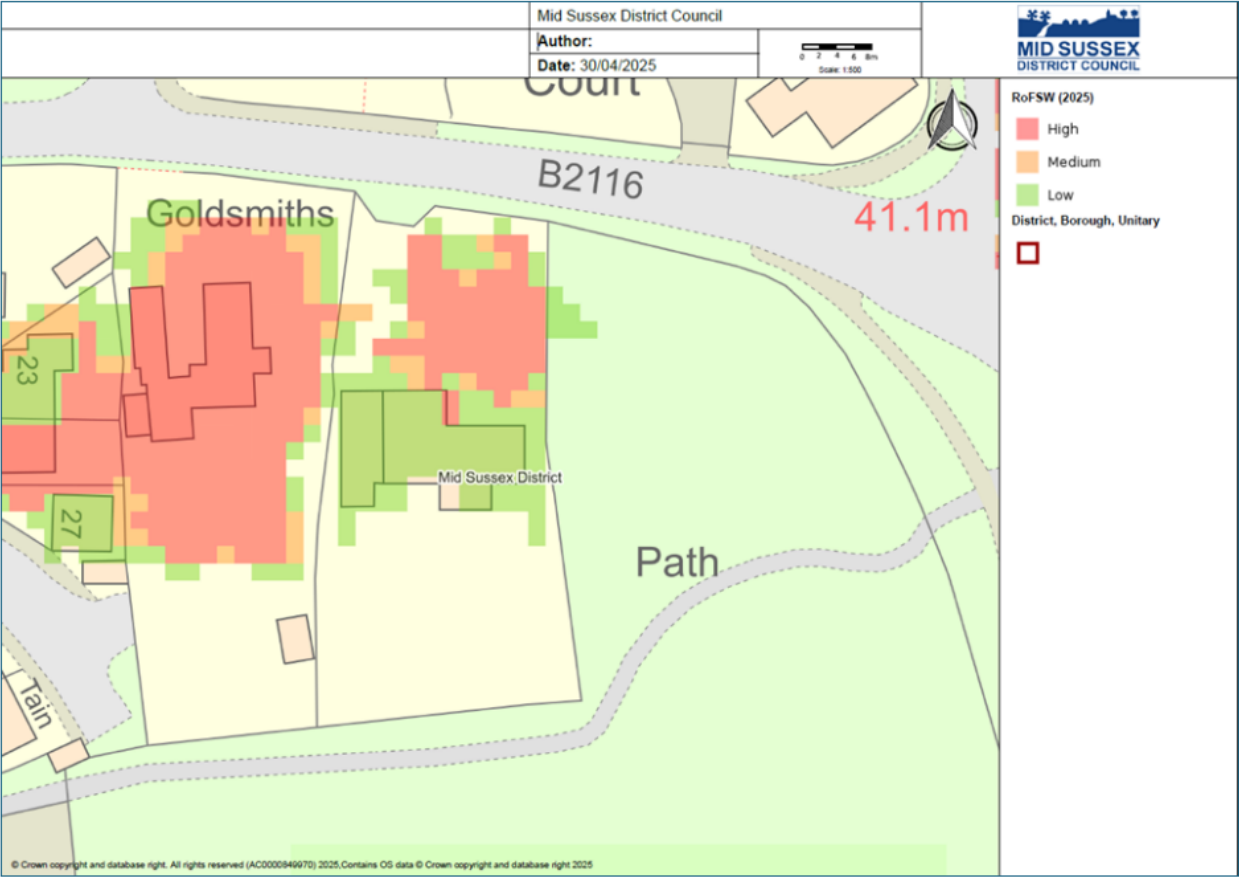
As the plans currently stand, the Flood Risk and Drainage Team would not support the application.

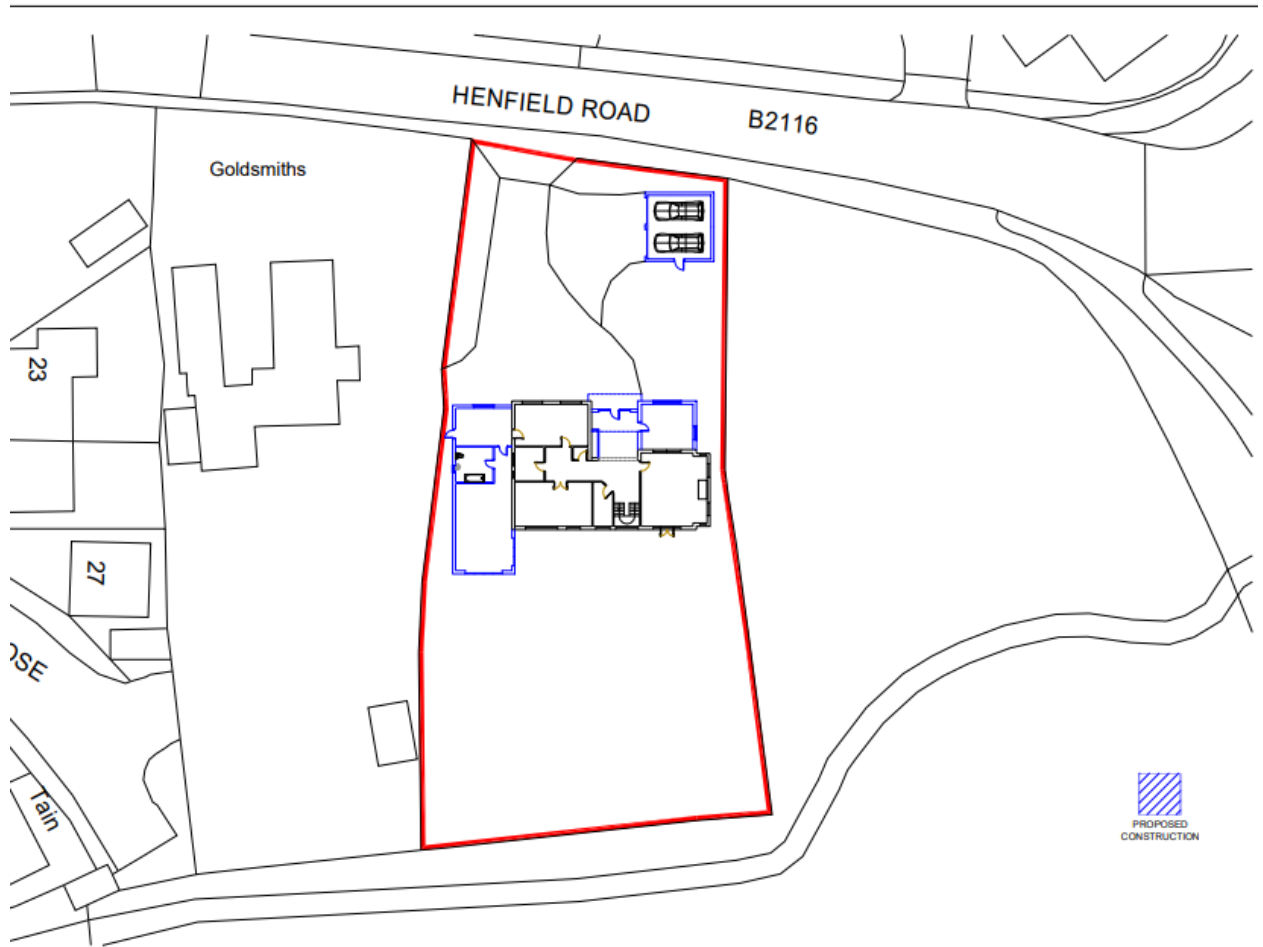
We would not support any increase in built footprint at ground floor level within the Flood Zone 3b extent (as shown in red on the map). This includes the front extension and the garage. This area is considered a functional floodplain, where more vulnerable development is not appropriate in accordance with national policy and local guidance. This position represents an in-principle objection.

In terms of a potential way forward, we would support the annex accommodation (We understand the application is for a minor extension to the existing dwelling and shall remain ancillary to the main dwelling and shall not be used as a separate unit of residential accommodation at any time. The annex would be subject to the appropriate flood-resistance and resilience measures, as outlined in the Environment Agency Standing Advice) and we would support the first floor extension as these are located outside of the Flood Zone 3b extent.

We would also highlight the wider implications of supporting the proposal as submitted. If the Case Officer were minded to approve development within the Flood Zone 3b extent, this would risk undermining the consistent application of local flood risk policy across Mid Sussex.

Allowing such development could set an unhelpful precedent, making it more difficult to resist similar proposals within mapped surface water flow paths (Flood Zone 3b equivalent) in future cases.





We have reviewed the Flood Risk Assessment by Meridian dated March 2026 submitted since our previous comments dated 05.05.2026 and provide the following updated response.

The methodology presented within the FRA appears to directly correlate EA Risk of Flooding from Surface Water (RoFSW) depth mapping with EA LiDAR spot levels and isolated topographic survey data in order to infer a site-specific flood level. This approach is not technically robust.

The EA RoFSW dataset is a national-scale screening product derived from a processed hydraulic terrain model and is not intended to provide precise flood level contours. The hydraulic model terrain is not directly equivalent to raw LiDAR data or individual topographic spot heights, due to interpolation, terrain processing, smoothing, building representation, and model simplifications.

In line with Planning Practice Guidance, surface water flood risk extents should be considered comparable to fluvial flood zones when assessing a development's vulnerability and the need for a site-specific Flood Risk Assessment. Based on the Council's adopted approach (aligned with West Sussex LLFA guidance), areas at greater than 3.3% Annual Exceedance Probability (AEP) (1 in 30-year event) are considered comparable to Flood Zone 3b (functional floodplain).

The proposal relates to a residential property, which is classified as 'more vulnerable' development (NPPF Annex 3).

The applicant has failed to demonstrate that the proposed development in particular the front extension and garage is located outside of the 1 in 30-year for surface water flood extent. In the absence of such evidence, and based on the latest flood risk mapping, part of the site is considered to fall within the equivalent of Flood Zone 3b (functional floodplain).

Utilising the Flood Risk Vulnerability and Flood Zone Compatibility Table (PPG Paragraph 079), 'more vulnerable' development is not permitted within Flood Zone 3b.

Furthermore, the Environment Agency's standing advice for minor development confirms that development within the 1 in 30-year flood extent is not permissible.

The Flood Risk and Drainage Team, therefore, **Objects** to the proposed development as per the Environment Agency's standing advice for minor extensions; development within the 1:30 flood extent is not permissible.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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