

From: drainage <drainage@midsussex.gov.uk>
Sent: 05 May 2025 17:05:59 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.05 Re: DM/25/0203 - Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD

Dear Andy,

Thank you for consulting the Flood Risk and Drainage Team regarding the above application. We have reviewed the information submitted and comment as follows:

The submitted information is considered insufficient.

The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk “to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability” (of development).

Due to the need to consider all sources of flooding consistently with river flooding, Mid Sussex District Council (in line with West Sussex Lead Local Flood Authority advice) now follow the below table when considering flood risk.

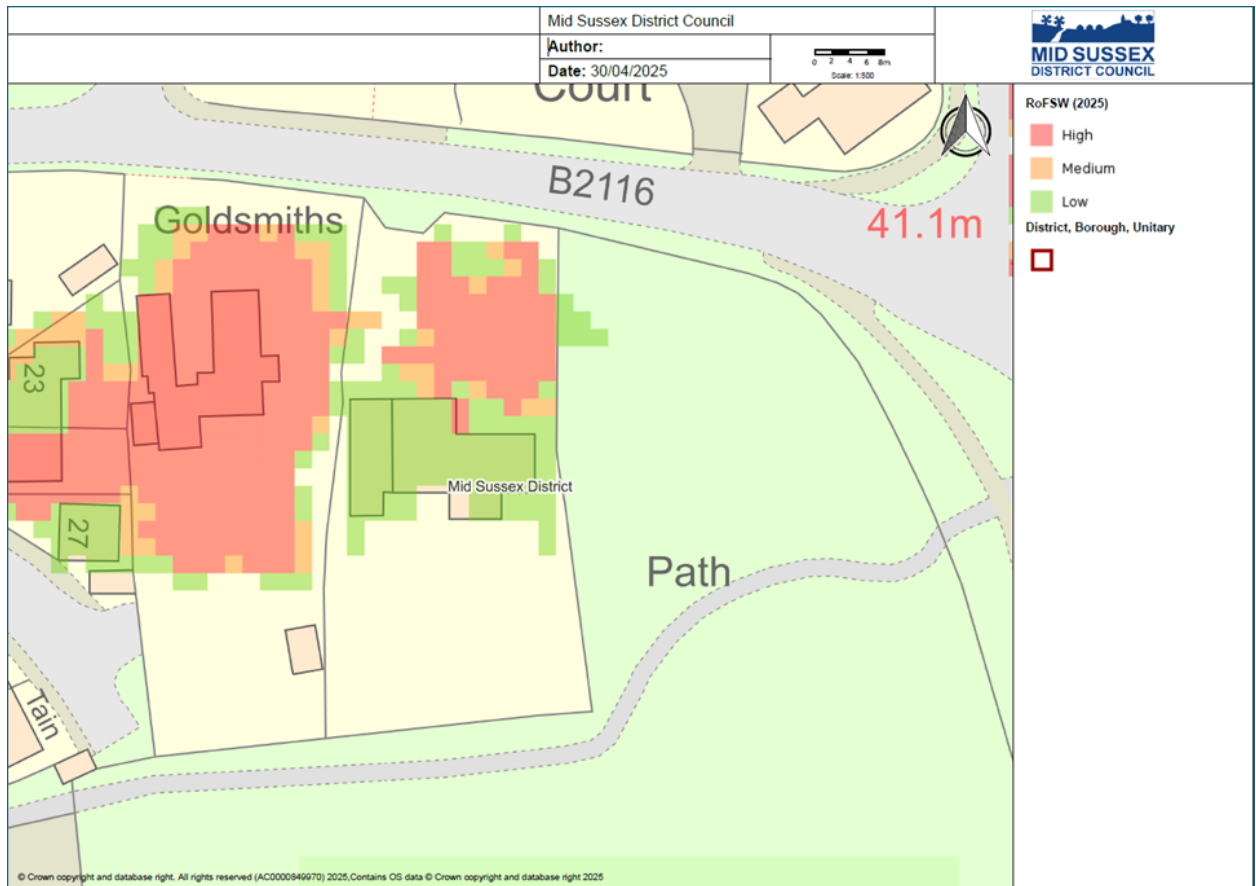
Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

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

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 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.

A Flood Risk Assessment will be required to be submitted at the application stage.



The applicant should refer to the Environment Agency's standing advice for minor extensions, which was updated in August 2024 <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

As per the Environment Agency standing advice for minor extensions, development within the 1:30 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'.

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/>

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