

From: drainage <drainage@midsussex.gov.uk>
Sent: 28 March 2025 09:33:08 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.03.28 Re: DM/24/2219 - 17 Blackthorns Lindfield Haywards Heath West Sussex RH16 2AX

Dear Stefan,

Thank you for consulting the Flood Risk and Drainage Team with regard to the above application. We understand the application is for minor extensions to the both the rear and front of the dwelling. The Technical Note (AEG6585_RH16_HaywardsHeath-Addendum-dated 18 December 2024) provided by the Applicant has been reviewed, and we would comment as follows:

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 Risk of Flooding from Surface Water mapping suggests that the surface water flood extents are shown to be significantly less at the site, with the site now shown to be entirely outside of the High (greater than or equal to 1 in 30 (3.3%) chance of flooding in any year) flood extent (equivalent to Flood Zone 3b).

Following the approach set out under the NPPF for assessing fluvial flood risk (flood zones), this area would be considered consistent with Flood Zone 2 (1:1000 extent) and Flood Zone 3a (1:100 year extent).

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>

In line with the Environment Agency's standing advice for minor extensions it is recommended finished floor levels are raised 300mm above the estimated 1:1000 surface water flood depth (which is the proxy for the 1:100+CC). If it is not possible to raise the finished floor levels to the required height, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood depth. Your building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

Make sure your flood resilience plans follow the guidance in the Construction Industry Research and Information Association (CIRIA) Code of Practice for Property Flood Resilience.

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 request an updated Flood Risk Assessment.

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