MID SUSSEX DISTRICT COUNCIL

Flood Risk & Drainage Team
Estate Services & Building Control

Planning Application Consultation Response

Application Details

Application Number	**DM/25/0958**
Response Date	2026.06.26
Site Location	Former Methodist Church Hall 42 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA
Development Description	Application for permission in principle for development of up to 6no. residential dwellings across a floor space of up to 1,000sqm
Recommendation[1]	**Further information required at Technical Consent Stage.**

Flood Risk

Information

The Planning Practice Guidance for Flood Risk and Coastal Change requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the National Planning Policy Framework. This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

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.

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

Application specific comment

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 site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The flood zones continue to reflect undefended, present-day flood risk from rivers and the sea. They do not account for climate change or the presence of flood defences, maintaining alignment with planning policy principles.

[1] *In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.*

The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

The RoFSW was created using a combination of local flood model information and national flood modelling. These were used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

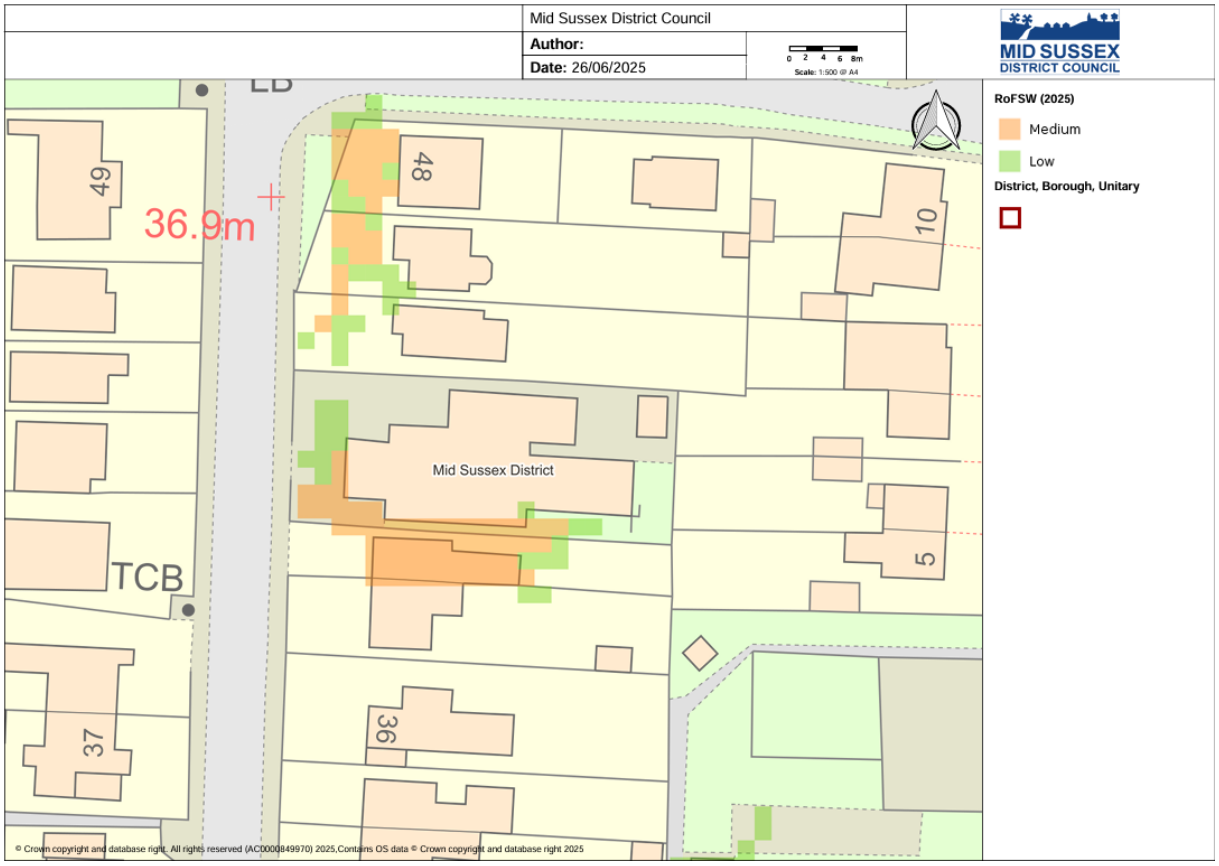
As well as present day (2025) risk of flooding from surface water, climate change scenarios (2040 – 2060) have been produced to indicate the predicted impacts of climate change on future flood risk.

Climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office. They use a mid-range allowance within Representative Concentration Pathway (RCP) 8.5.

A near-term epoch (2040 – 2060 "2050s" epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

In the absence of climate change allowances provided until 2125 (NPPF (*Guidance Flood risk and coastal change considers* "Residential development can be assumed to have a lifetime of at least 100 years" *Paragraph: 006 Reference ID: 7-006-20220825* Revision date: 25 08 2022) the Environment Agency have advised that "the time horizon [is] too short for most development types" and the "Climate change scenario [is] insufficiently precautionary" and "may be relevant to inform assessments, but additional information [is] usually needed" to established the designed flood level for the site.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to medium surface water flood risk (comparable to flood zones 1 and 2) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 and 3) within the climate change range of 2040 – 2060. However, this is isolated with a low spot and not associated with a clear overland flow route.


Mid Sussex District Council
Author:
Date: 26/06/2025
Scale: 1:500 @ A4
MID SUSSEX DISTRICT COUNCIL
RoFSW (2025)
Medium
Low
District, Borough, Unitary
36.9m
49
48
10
Mid Sussex District
5
TCB
37
36
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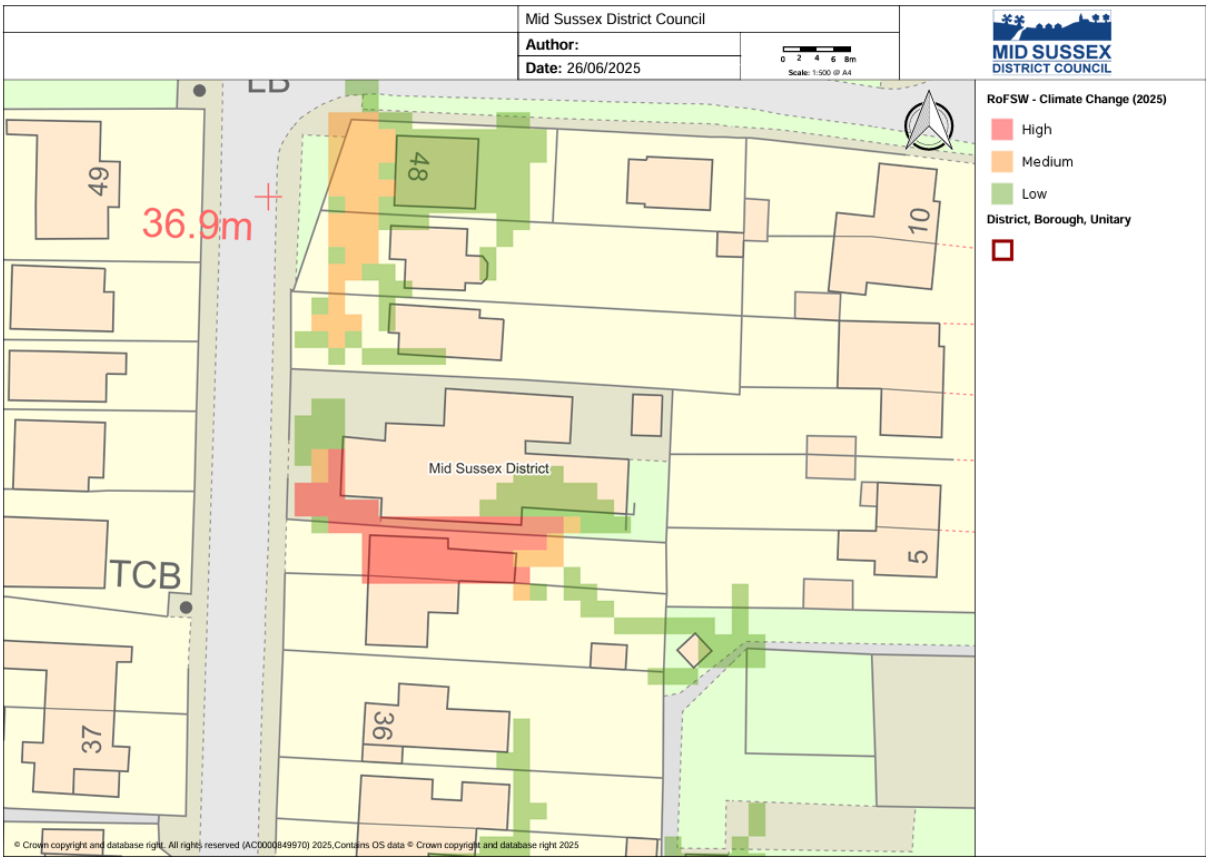
Mid Sussex District Council
Author:
Date: 26/06/2025
Scale: 1:500 @ A4
MID SUSSEX DISTRICT COUNCIL
RoFSW - Climate Change (2025)
High
Medium
Low
District, Borough, Unitary
36.9m
49
48
10
Mid Sussex District
5
TCB
37
36
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As the proposed development is a 'more vulnerable' development (NPPF, Annex 3), we want to see Flood Risk Assessment at this stage of planning with flood resistance and resilience measures incorporated into the proposed conversion. While there are not any historic records of flooding occurring on this site and in this area. This does not mean that flooding has never occurred here, instead, that flooding has just never been reported.

Historical Flood Risk

Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Mid Sussex District Council's records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won't flood in the future.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

There may be sewers located on the site not shown on the plan which are now considered public sewers. Any drain which serves more than one property, or crosses into the site from a separate site may be considered a public sewer. Advise in relation to this situation can be found on the relevant water authority's website.

Surface Water Drainage

Information

Surface water drainage will ultimately need to be designed to meet the latest national and local planning and drainage policies and guidance. The drainage system will need to consider climate change, the allowances for which should be based on the climate change guidance from the Environment Agency at the time of detailed design.

Detailed drainage design should consider the impact a flooded outfall could have on the proposed drainage system.

The recommendation for a drainage condition to be utilised for an application does not preclude the need for updated calculations or alterations to a drainage strategy. Recommendation for a drainage condition shows that the Flood Risk and Drainage Team are of the opinion that the development has shown that, in principle, drainage could successfully be provided on the site.

Application specific comment

The BGS infiltration potential map shows the site to be in an area with high - low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways may be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

No details of how surface water drainage shall be managed on site have not been provided.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Foul Water Drainage

No information has been provided on the proposed foul water drainage.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Further information required at Technical Consent Stage

We would require the following information:

- Flood Risk Assessment and Drainage Report.

The Applicant should refer to the MSDC Flood Risk and Drainage Information Check List - 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.

For and on behalf of the Flood Risk and Drainage Team
Mid Sussex District Council
Telephone: 01444 477577 Option 3
drainage@midsussex.gov.uk