

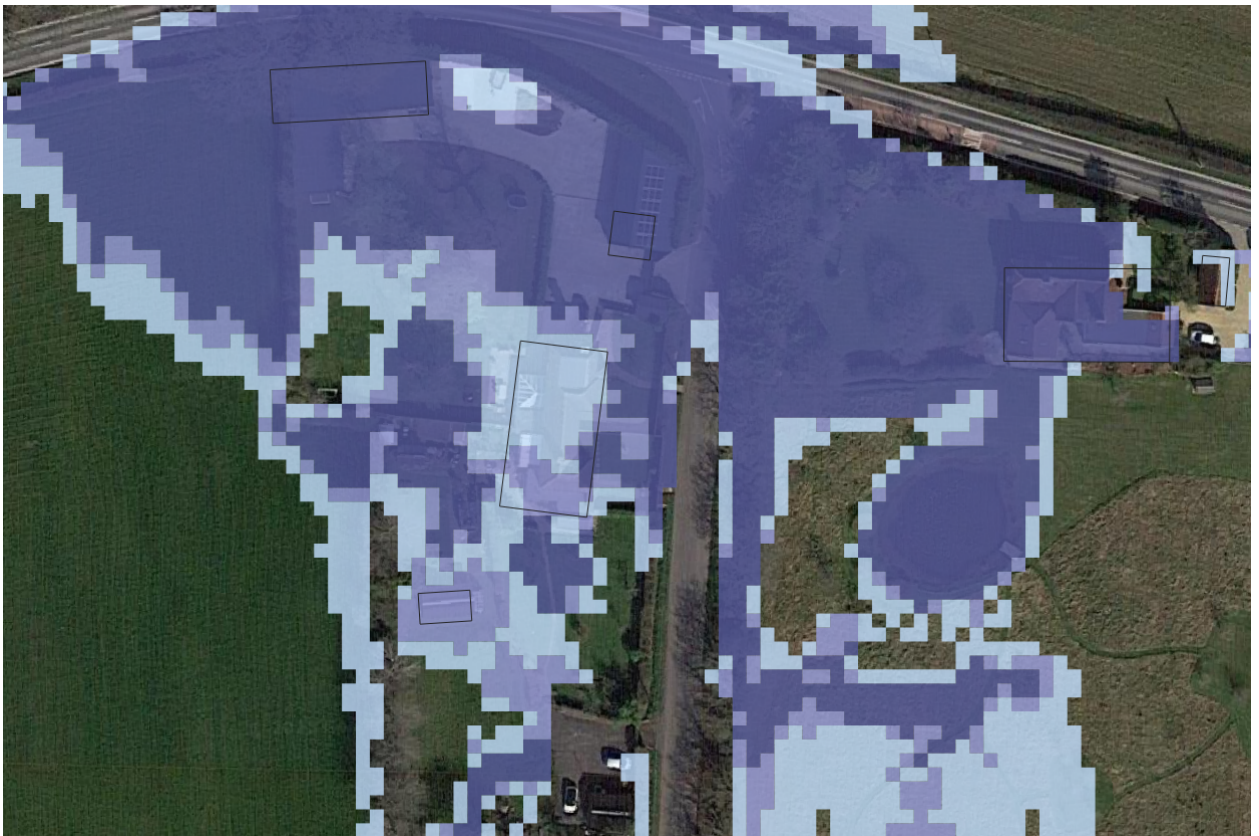
From: drainage <drainage@midsussex.gov.uk>
Sent: 11 April 2025 20:07:55 UTC+01:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.04.11 Re: DM/25/0504 - Rainbow Cottage 1 Cottage Homes Truslers Hill Lane Albourne Hassocks West Sussex BN6 9JL

Dear Susan,

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

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 shows areas of high surface water flood risk represent the 1:30 flood extent, and are therefore considered to represent flooding equivalent of Flood Zone 3b.

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'.

Please could the Applicant therefore overlay their proposed footprint on the above screenshot of the 1:30 flood extent in order for us to review any encroachment?

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'.

Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk)

Upon receipt of the above we will be in a position 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