

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 11 April 2025 12:35:07 UTC+01:00  
**To:** "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2025.04.11 Re: DM/25/0800 - Rossmead Orchard Lane Hassocks West Sussex BN6 8QF

Dear Stuart,

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.

| <b>Annual exceedance</b>                          | <b>Flood Zone</b> | <b>Surface Water Flood Risk</b> |
|---------------------------------------------------|-------------------|---------------------------------|
| 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 the Low surface water flood risk (1:1,000 flood event). 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).



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. Only use resistance measures that will not cause structural stability issues during flooding. It may not be possible to safely exclude the full estimated flood depth. If this is the case, you will need to exclude it to the structural limit then allow additional water to flow through the property.

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/>

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](mailto:drainage@midsussex.gov.uk)