

From: Ralph Silver <ralph.silver@outlook.com>
Sent: 22 April 2025 11:51:45 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Re: DM/25/0712: Hammonds Barn, London Road, Burgess Hill, West Sussex, RH15 9QJ
Attachments: IMG_0715.png, IMG_0714.png

Dear Catherine,

Planning Application DM/25/0712

I am in receipt of your email dated 15 April 2025.

Please see the attachments. The plan used is from the GOV.UK Flood Map for Planning which is within the Midsussex.gov.uk website. I inserted the shed location into this map as it was much easier to locate the shed location. Additionally, this is the map the Guidance refers to.

- The two attachments suggest the shed would not to be erected in a 1:30 surface water flooding area, the likely risk seemingly around 1:1000.
- In the 3+ years since we purchased Hammonds Barn there has been exceptional prolonged and heavy rainfall No surface water flooding occurred in the area we wish to erect the shed.
- When purchasing the house our surveyor noted 'a medium flood risk relating to surface water wash but no obvious sign of surface water issues, ever having directly affected the house'. He also noted that 'land drains away from the house with no obvious surface water problems.'
- The specialist flood report we requested, a copy of which has been provided to you, noted that they had 'identified to be the property within an area at a moderate risk of flooding. that, although some indication of potential flooding has been identified, it is not considered significant or frequent enough for a further action to be issued'.

I gather the enquiry is to enable the flood risk and drainage team to ascertain whether the shed is to be erected in a 1:30 surface water flooding area and to enable the extent of any flooding encroachment that could be caused by the erecting of the shed.

The planning application is for the erection of a small wooden garden shed with a maximum life of some 20 years. It would not appear to be in a 1:30 flooding area and the guidance quoted above suggests such a shed should not alter the incidence or the potential for harm of future surface water flooding.

We note the pre-application guidance received did not raise any issues preventing planning permission being granted.

Best wishes,

Ralph

From: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

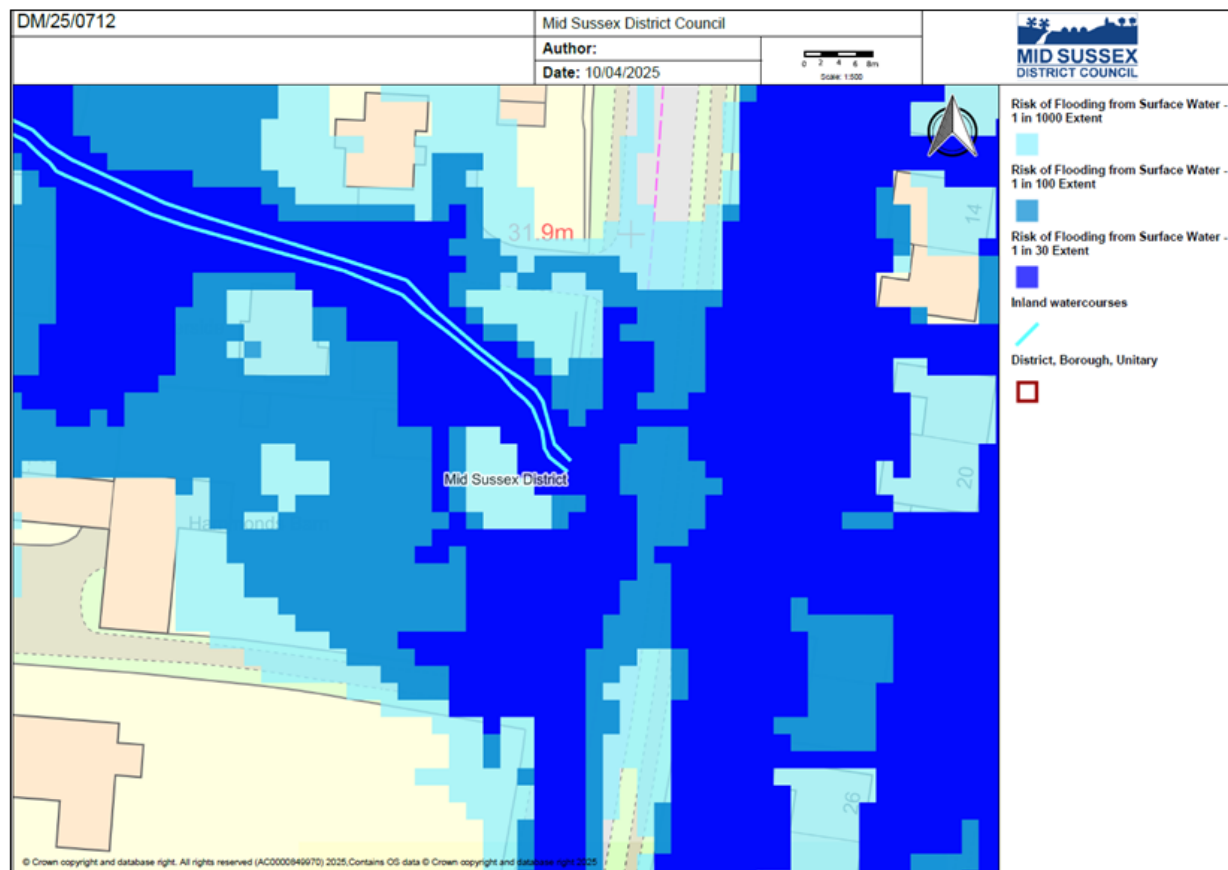
Date: Tuesday, 15 April 2025 at 15:51

To: ralph.silver@outlook.com <ralph.silver@outlook.com>

Subject: DM/25/0712: Hammonds Barn, London Road, Burgess Hill, West Sussex, RH15 9QJ

Dear Mr Silver,

After communication with our drainage engineers, it has come to my attention that a suitable flood risk assessment has not been submitted as part of this application. As this development is located within an area of high surface water risk and following a Planning Practice Guidance update, a flood risk assessment needs to be provided which includes evidence of how the proposed development will not increase flood risk on site or elsewhere. Please could this include an overlay of the proposed footprint on the screenshot of the 1:30 flood extent below in order for the flood risk and drainage team 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'.

Please use this weblink for further information and guidance: [Preparing a flood risk assessment: standing advice - GOV.UK](#)

Upon receipt of the above, our flood risk and drainage team will be in a position to comment further on the proposal.

Many thanks,

Catherine

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Working together for a better Mid Sussex



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