

From: drainage <drainage@midsussex.gov.uk>
Sent: 31 March 2026 17:03:37 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.31 Re: DM/26/0525 - 69 Downs View Road Hassocks West Sussex BN6 8HY

Dear Peter,

Thank you for consulting the Flood Risk and Drainage Team on the above application.

We understand the proposed application is for a single storey side extension to replace existing single storey side extension

The Flood Risk Assessment provided by the applicant dated March 2026 has been reviewed, and we have the following comments.

Flood Risk

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.

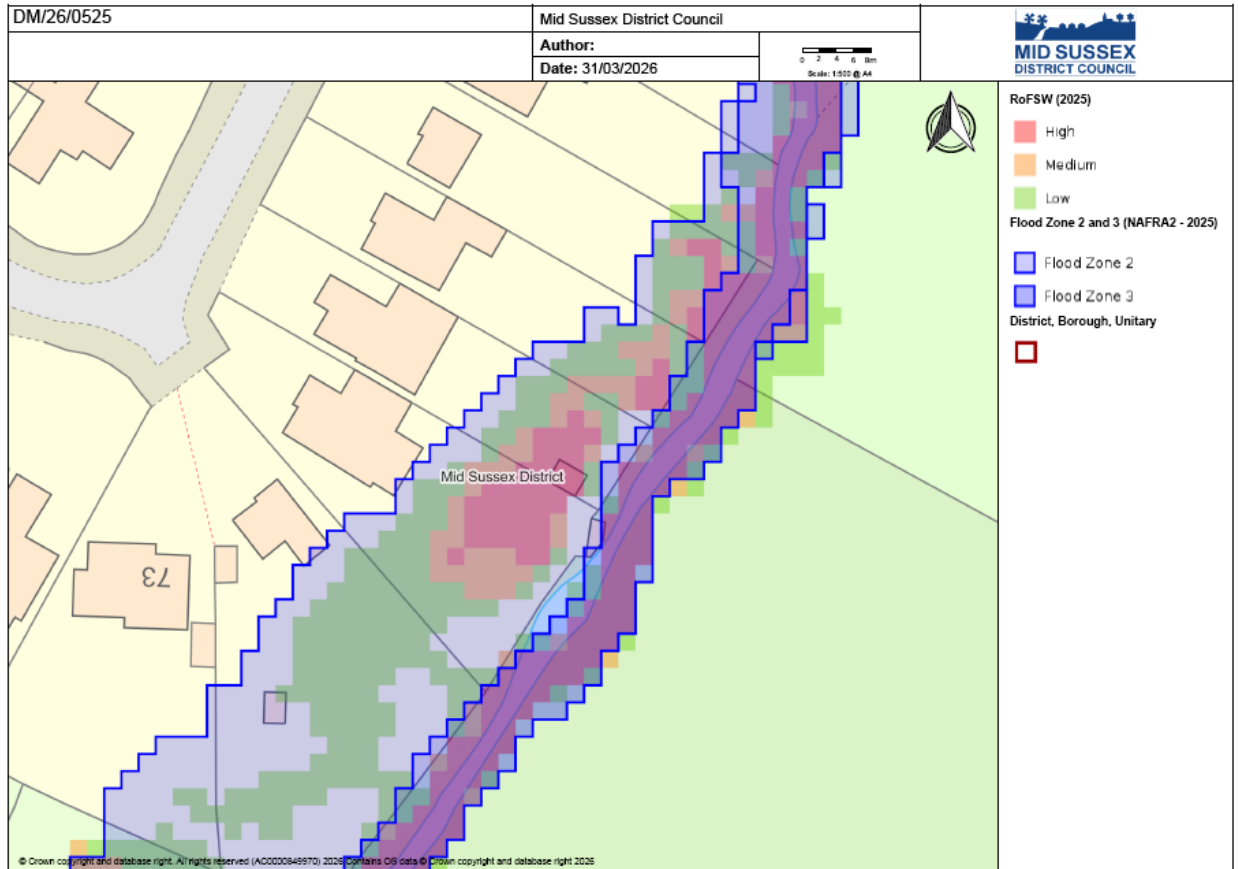
Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

We acknowledge that some of this guidance still refers to flood zones, however it should be read as ‘flood zone or equivalent’.

The site is located within Flood Zones 1 to 3 (Very Low to High risk of fluvial flooding).

However, the Risk of Flooding from Surface Water mapping indicates that parts of the site are at “Very Low” to “High” surface water flood risk (comparable to Flood Zones 1 to 3b).

As the proposal relates to residential development (classified as ‘more vulnerable’), appropriate consideration of flood risk and mitigation is required at this stage of planning.



Summary of Further Information Required

The information submitted does not meet the minimum requirements set out in the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025):

<https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

The applicant needs to consider the Finished Floor Levels and the appropriate flood-resistance and resilience measures, as outlined in the Environment Agency Standing Advice, given the identified fluvial and surface-water flood risk at the site.

Once the required information has been submitted, the Flood Risk and Drainage Team will be able to provide further comments.

Receipt of the requested information does not guarantee that the proposal will be supported, nor does it preclude the need for further information or the recommendation of planning conditions.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council

drainage@midsussex.gov.uk