

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 March 2026 13:42:59 UTC+00:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.19 Re: DM/26/0627 - 25 Dale Avenue Hassocks West Sussex BN6 8LP

Dear Peter,

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

We understand the proposed application is for an Outbuilding.

The Flood Risk Assessment provided by the Applicant has been reviewed and we would comment as follows:

Flood Risk

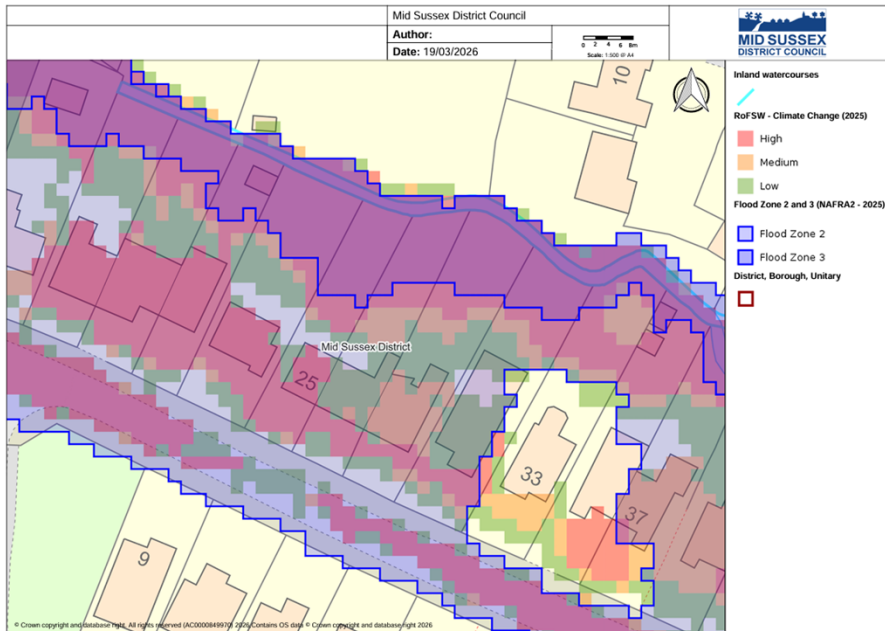
The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk “to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability” (of development).

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 submitted Flood Risk Assessment (FRA) incorrectly states that the site lies within Flood Zone 1 for fluvial flooding. The site lies within Flood Zone 3 and is therefore at high risk fluvial flooding. The FRA does correctly confirm the site is located within the 1:30 year extent for surface water as per the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) mapping, which is high surface water flood risk (comparable to Flood Zones 3b). The area of high surface water flood risk is associated with a flow path running along the rear of the property.



In line with Planning Practice Guidance, surface water flood risk extents should be considered comparable to fluvial flood zones when assessing a development's vulnerability and the need for a site-specific Flood Risk Assessment. Based on the Council's adopted approach (aligned with West Sussex LLFA guidance), areas at greater than 3.3% Annual Exceedance Probability (AEP) (1 in 30-year event) are considered comparable to Flood Zone 3b (functional floodplain).

The proposal relates to a residential property, which is classified as 'more vulnerable' development (NPPF Annex 3).

The applicant has failed to demonstrate that the proposed development is located outside of the 1 in 30-year for both fluvial and surface water flood extent. In the absence of such evidence, and based on the latest flood risk mapping, part of the site is considered to fall within the equivalent of Flood Zone 3b (functional floodplain).

Utilising the Flood Risk Vulnerability and Flood Zone Compatibility Table (PPG Paragraph 079), 'more vulnerable' development is not permitted within Flood Zone 3b.

Furthermore, the Environment Agency's standing advice for minor development confirms that development within the 1 in 30-year flood extent is not permissible.

The Flood Risk and Drainage Team, therefore, **Objects** to the proposed development as per the Environment Agency's standing advice for minor extensions; development within the 1:30 flood extent is not permissible.

Best Wishes

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

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