

From: drainage <drainage@midsussex.gov.uk>
Sent: 15 May 2026 10:49:38 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.15 Re: DM/26/0717 26 Ockley Lane Hassocks West Sussex BN6 8BB

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 rear extension.

The Flood Risk Assessment submitted by AEGAEA dated 17/04/26 (Reference: AEG10641_BN6_Hassocks_01) 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 lies within Flood Zones 1 and is therefore at very low risk of fluvial flooding.

The Risk of Flooding from Surface Water mapping indicates the site is shown to be at very low to high surface water flood risk.

The proposed extension (built footprint) is located inside the extent of Flood Zone 3b for surface water.

The site is, however, located within an area of recorded historical flooding. Whilst this does not preclude development, it highlights the importance of ensuring the proposal does not increase flood risk and that appropriate resilience is considered.

The proposed development is classified as minor development with no increase in vulnerability and falls within the scope of the Environment Agency's Standing Advice.

Based on the information available, the Flood Risk and Drainage Team has **no objection** to the proposed development on flood risk grounds.

As an advisory, we recommend that the Applicant considers the flood resistance and resilience measures set out within the Environment Agency Standing Advice and implements any measures considered appropriate given the historical flood risk in the vicinity of the site.

Surface Water Drainage

Surface water drainage can be addressed through Building Regulations and Building Control, as necessary.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk