

From: drainage <drainage@midsussex.gov.uk>
Sent: 10 January 2025 17:04:59 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.01.10 Re: DM/24/2960 - 37 Sunnyside Close East Grinstead West Sussex RH19 4QW

Dear Andrew,

Please see our response below for the above application:

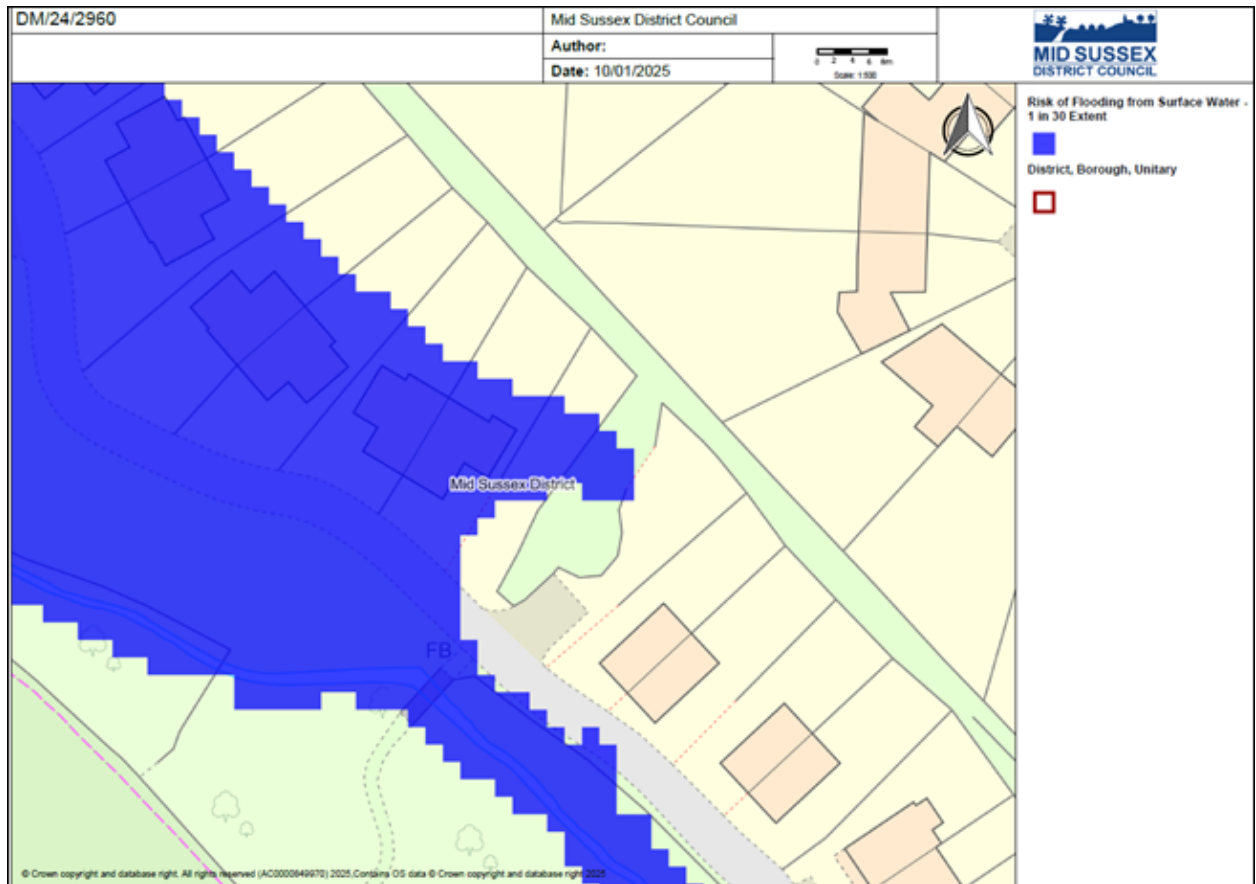
The Flood Risk and Drainage Team have begun to review this application, and note that the applicant has not submitted a suitable flood risk assessment and surface water drainage strategy.

The development is located within an area of high surface water flood risk, and following the PPG update (August 2022), this should be assessed utilising the same approach as fluvial (flood zone flood risk). Areas of high surface water flood risk represent the 1:30 flood extent, and are therefore considered to represent flooding equivalent of Flood Zone 3b.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise 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'.



Summary of Further Information Required

At this time, we will require the following further information:

In order to assist please see above extracts from our Environment Agency mapping of the surface water flood extents. There is a publicly available searchable and downloadable map here, if it is useful: [Defra Data Services Platform](#) (select the relevant layers for the 1:30, 1:100 and/or 1:1000 extents)

Please could the Applicant overlay their proposed extension footprint on the third party (or similar) screenshot of the 1:30 flood extent in order for us 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'.

Upon receipt of this additional information, we will be able to comment further.

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