

From: drainage <drainage@midsussex.gov.uk>
Sent: 26 November 2024 14:39:24 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2024.11.26 DM/24/2624 Re: 147 Station Road Burgess Hill West Sussex RH15 9EG

Dear Catherine,

Please find our response below for the above application:

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments.

A Flood Risk Assessment will be required to be submitted at the application stage.

While the application site is located within flood zone 1 it is situated in an area at risk from surface water flooding, and following the PPG update, this should be assessed utilising the same approach as fluvial (flood zone flood risk).

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
<i>Greater than 3.3% (>1:30-year)</i>	<i>3b</i>	<i>High</i>
<i>Between 1% and 3.3% (1:100-year and 1:30-year)</i>	<i>3a</i>	<i>Medium</i>
<i>Between 0.1% and 1% (1:1,000-year and 1:100-year)</i>	<i>2</i>	<i>Low</i>
<i>Less than 0.1% (<1:1,000-year)</i>	<i>1</i>	<i>Very Low</i>

The applicant will need to provide a flood risk assessment which provides evidence that the proposed development will not increase flood risk on site or elsewhere. We would also advise that flood management and mitigation measures in relation to site usage should be included within the report.

Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk)

The Applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

We will then be able to provide comment once received.

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 & Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk