

From: drainage <drainage@midsussex.gov.uk>
Sent: 11 September 2025 11:40:23 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.09.11 Re: DM/24/2288 - Park Centre 60 Park Road Burgess Hill West
Sussex RH15 8ET

Dear Andrew,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application. Please find our comments for the above application, sent with an apology for the delay.

We have reviewed the additional information submitted;

- Flood Risk Assessment (Flo Consult UK Ltd, July 2025, Rev A)
- Cover email to amended Flood Risk Assessment (dated 03 July 2025)
- Amended Proposed Drainage -ref - DT/PARKCENTRE/60/06.1 Rev 4
- Amended Block Plan Rev 4
- Amended Proposed Ground Floor Plan ref DT/PARKCENTRE/60 06 Rev 4

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).

The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk.

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’.

As per our previous comments (05/06/25) that the updated Risk of Flooding from Surface Water (RoFSW) mapping (NaFRA2, 2025) shows the proposed extension area (the red room in particular) to be within the High Risk (≥ 1 in 30 / 3.3% AEP) extent. In line with national guidance and MSDC practice, land in this category is treated as functional floodplain (Flood Zone 3b). Minor extensions are not permissible within Flood Zone 3b.

The applicant has failed to demonstrate that the proposed extensions (the red room in particular) is outside of the 3b extent and would not displace flood water therefore we maintain our objection. Should they wish to submit information to demonstrate such we would be happy to review under a re consultation.

Surface Water Drainage

Currently, surface water drains directly into the public foul sewer.

It is proposed that the development will utilise green roofs and an attenuation tank in the rear garden. Rainwater harvesting in the form of a rainwater harvesting tank under the parking area and water butt is also proposed.

This is acceptable in principle subject to detailed design.

Foul Water Drainage

It is proposed that the development will utilise the existing drainage route, which connects to the public sewer.

This is acceptable in principle subject to detailed design.

Best Wishes

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