

From: drainage <drainage@midsussex.gov.uk>
Sent: 29 July 2026 15:44:04 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.29 - DM/25/3028 - West House Farm Henfield Road Albourne

Dear Katherine,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional information submitted in support of the application, including the Flood Warning and Evacuation Plan, revised surface water drainage strategy, updated hydraulic calculations and the applicant's responses to the matters raised in our previous consultation.

The additional information submitted has addressed the Flood Risk and Drainage Team's previous concerns regarding the proposed surface water and foul water drainage strategies, which are now considered acceptable in principle.

With regard to flood risk affecting the site access, the applicant has provided further explanation regarding the hydraulic modelling and the discrepancy between the surveyed ground levels and those used within the model. The Flood Risk and Drainage Team accepts that the submitted model is likely to overestimate the predicted flood depths and associated hazard where the access crosses the culverted ordinary watercourse.

However, no revised hydraulic modelling has been submitted using the correct topographical information. As a result, it has not been demonstrated how the predicted flood depths, flood extents and hazard ratings would change following correction of the model. Whilst it is accepted that the existing modelling is likely to be conservative, the extent of that conservatism has not been quantified.

The applicant has also submitted a Flood Warning and Evacuation Plan (FWEP). However, the proposed emergency procedures rely primarily upon the Environment Agency Flood Warning Service. The application site is not within an Environment Agency Flood Warning or Flood Alert Area; therefore, Environment Agency flood warnings are not available for this location. The nearest flood alert area is at least 430m to the south – the River Adur East Branch Flood Alert Area. Whilst the FWEP acknowledges this and advises occupants to monitor Met Office severe weather warnings, regional weather warnings cannot be regarded as an equivalent substitute for a site-specific flood warning system.

Furthermore, no evidence has been provided to demonstrate that an alternative safe means of escape would be available should the primary access route become affected by flooding. The submitted FWEP assumes that evacuation would be undertaken via the existing access track; however, this is the route identified as being potentially affected by flooding. In the absence of an alternative safe escape route, or robust evidence demonstrating that the primary access remains safe during the relevant design flood events, the residual flood risk has not been adequately addressed.

Accordingly, the Flood Risk and Drainage Team is unable to conclude that the submitted FWEP provides a robust means of managing the residual flood risk associated with the site access.

There remain the following concerns:

- submitting revised hydraulic modelling using the correct surveyed topographical information to demonstrate that safe access and egress can be maintained during the relevant design flood events; or
- revising the Flood Warning and Evacuation Plan to provide a robust and deliverable emergency response procedure that does not rely upon Environment Agency flood warnings which are not available for this site, and which demonstrates how occupants would be able to evacuate safely should the primary access route become affected by flooding.

The Flood Risk and Drainage Team cannot conclude that safe access and egress has been demonstrated for the lifetime of the development.

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
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