

From: drainage <drainage@midsussex.gov.uk>
Sent: 17 February 2025 10:22:46 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.02.17 Re DM/24/3058: 101 Dale Avenue Hassocks West Sussex BN6 8LR

Dear Caroline,

The Flood Risk and Drainage team have reviewed the above application.

We understand the application is for two storey front extension. Part two storey, part single storey rear extension. Garage to be re-built in thermally efficient construction with new roof.

The Flood Risk Assessment provided by the Applicant has been reviewed and we would comment as follows:

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.

The proposed development site is located within an area impacted by the 1:30, 1:100 and 1:1,000 flood events (high, medium, and low surface water flood risk) and Flood Zone 1, 2 and 3 and is at low, medium and high fluvial flood risk (risk of flooding from Main Rivers).

Following the approach set out under the NPPF for assessing fluvial flood risk (flood zones) this area would be considered consistent with Flood Zone 3b (1:30 extent), Flood Zone 3a (1:100 extent), and Flood Zone 2 (1:1000 extent).

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 Mid Sussex’s Strategic Flood Risk Assessment provides guidance on when areas should be considered functional flood plain (Flood Zone 3b), these are:

- All areas within present-day Flood Zone 3

- Any land impacted by the 1:30 flood extent or designed to flood during a 1:100 event, and
- Areas of high surface water flood risk (1:30 extent)

Based on the latest guidance that all sources of flooding should be considered consistently, the site meets two of the reasons an area would be considered functional floodplain (Flood Zone 3b); it's location within the 1:30 surface water flood extent and the present day Flood Zone 3.



