

From: drainage <drainage@midsussex.gov.uk>
Sent: 12 May 2026 17:50:38 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.12 Response to query from Applicant RE: DM/25/2071 - Land To Rear
Off Chideok Valebridge Road Burgess Hill West Sussex RH15 0RT

Dear Caroline,

Thank you for reconsulting the Flood Risk and Drainage Team with the applicant query on the above application.

The Planning Practice Guidance (PPG): 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”

Due to the requirement to consider all sources of flooding consistently with fluvial flooding, Mid Sussex District Council, in line with advice from West Sussex County Council as Lead Local Flood Authority, applies the following approach when considering flood risk vulnerability and compatibility:

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 national guidance and associated tables continue to refer specifically to fluvial flood zones. However, the Council interprets these as applying to “flood zone or equivalent” in accordance with the updated PPG requirement to consider all sources of flood risk consistently. This approach is reflected within the Council’s Flood Risk and Drainage guidance documents.

The proposed driveway forms the sole access and egress route serving the residential development.

The submitted correspondence does not include any flood depth, velocity, or hazard information to demonstrate that safe access and egress can be maintained during the design flood event, including an appropriate allowance for climate change.

In particular, the assessment should consider the 1 in 1000 year plus climate change event (Low risk, 2040–2060 epoch), with the corresponding flood hazard mapping clearly overlain onto the site’s proposed layout plans and proposed escape routes. This would allow us to determine if safe access and egress can be achieved during the design event, which has a maximum hazard rating of 0.75.

Alternatively, the applicant could carry out bespoke surface water flood modelling to demonstrate that site access is safe for the modelled 1:100 year plus climate change for the lifetime of the development scenario.

No further technical information has been provided to address the previously raised concerns.

We therefore maintain our objection as per our comments of 12.03.26.

Best Wishes

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