

Andy Watt

From: [REDACTED]
Sent: 17 June 2026 08:05
To: Andy Watt
Subject: RE: 2025.05.11 Re: DM/25/0203 - Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD

Hello Andy,

And here are the photos.

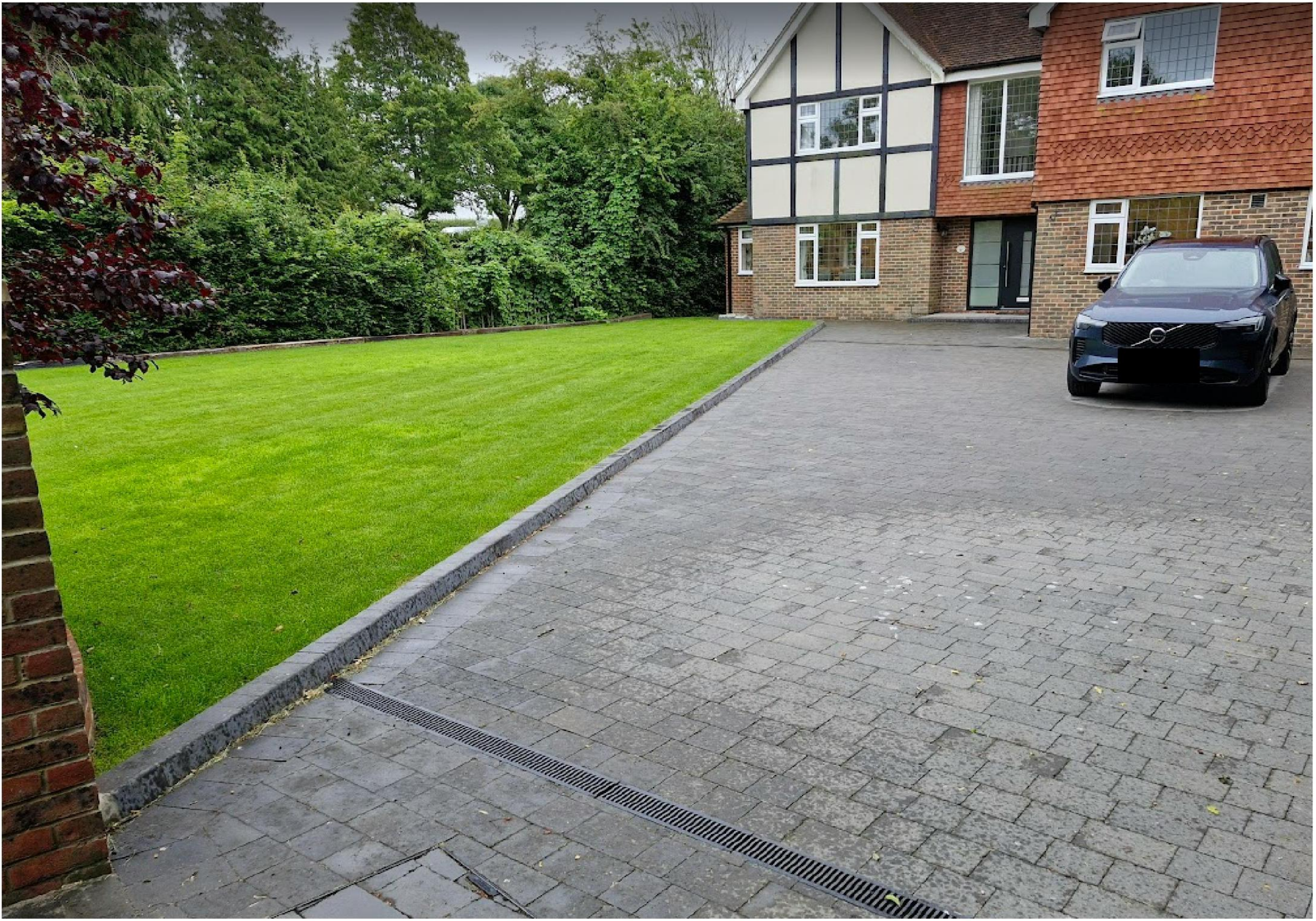
If they review with topo data it will help understand ground levels.

Would it speed things up to arrange a meeting with the relevant guys and discuss options?

Thanks









To: 'Andy Watt' <Andy.Watt@midsussex.gov.uk>

Subject: RE: 2025.05.11 Re: DM/25/0203 - Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD

Hello Andy,

To confirm I will amend the drawings, please can you advise of the below:

1. Could we add a porch to the front of the house in place of the existing large, raised area which is original to the house – approximately 4.2m wide x 1.8m deep.
See photo below – I assume the fact that it is an existing built up area means that the Zone 3b does not apply.
2. Regarding the proposed garage, would a car port be acceptable? Similar design but open sides etc.
We just need somewhere for parking/charging the cars as we need to demolish the existing side garage to create the annex for my parents.
3. Can we request that the existing Zone 3B is reviewed.
Over the last 5 years we have carried out considerable ground works to prevent water running off the park, across the middle of our front garden and flooding our neighbour!
The mapping image below is completely impossible due to ground levels as per topo survey data provided (water cannot puddle on a slope!).
Unless they (EA?) can provide accurate calculations to prove these to be accurate I believe they should consider invalid.
Would you advise I pass the situation to my solicitor to handle?

Thanks

From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 11 May 2026 16:49

Subject: FW: 2025.05.11 Re: DM/25/0203 - Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD

Dear Mr Gould

Please see Drainage comments below. In light of this, I would be grateful if you could advise how you wish to proceed:

- 1) To see if you can overcome this objection;
- 2) Amend the drawings to reflect these comments; or
- 3) For us to refuse the application as submitted, based on drainage grounds.

I would also be grateful if you could agree a reasonable extension of time to determine the application, based on which option you choose.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

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Working together for a Better Mid Sussex

Sent: 11 May 2026 09:07

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Cc: drainage <drainage@midsussex.gov.uk>

Subject: 2025.05.11 Re: DM/25/0203 - Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD

Dear Andy,

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

We understand the proposed application is for a new double garage to front of property. Replace existing garage and workshop on side of property with annex accommodation for elderly relative. Ground and first floor extension to house to create an additional bedroom and study.

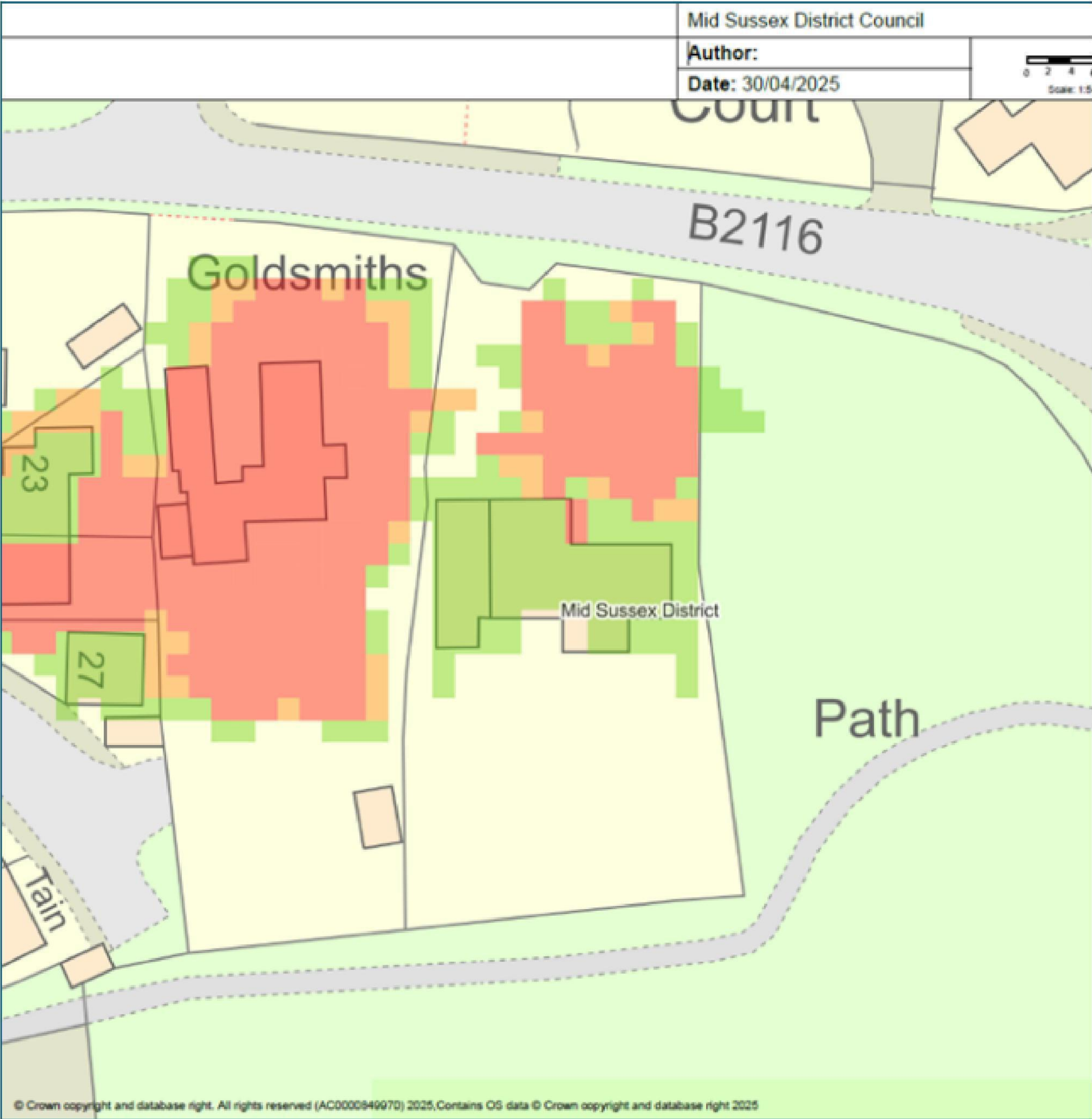
As the plans currently stand, the Flood Risk and Drainage Team would not support the application.

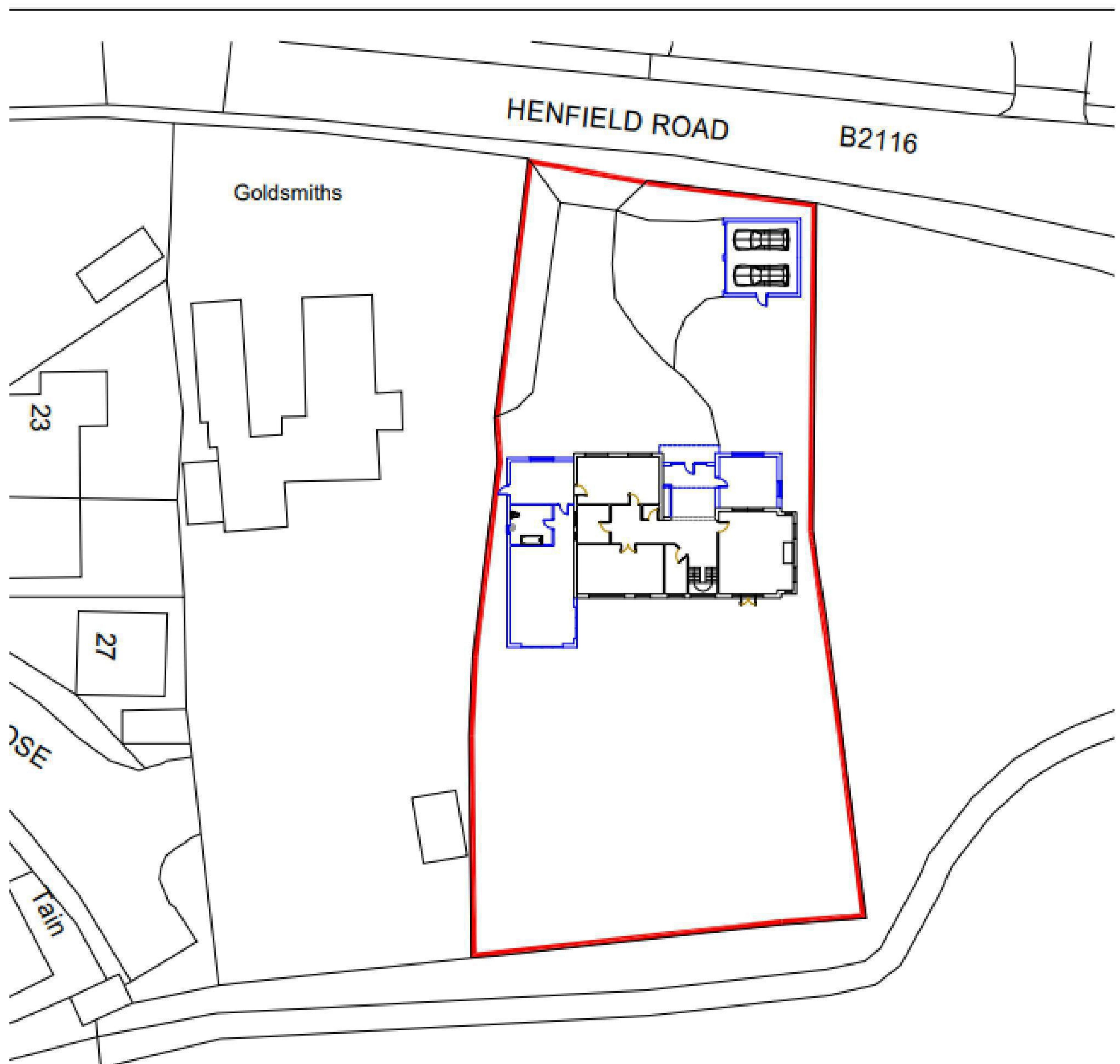
We would not support any increase in built footprint at ground floor level within the Flood Zone 3b extent (as shown in red on the map). This includes the front extension and the garage. This area is considered a functional floodplain, where more vulnerable development is not appropriate in accordance with national policy and local guidance. This position represents an in-principle objection.

In terms of a potential way forward, we would support the annex accommodation (We understand the application is for a minor extension to the existing dwelling and shall remain ancillary to the main dwelling and shall not be used as a separate unit of residential accommodation at any time. The annex would be subject to the appropriate flood-resistance and resilience measures, as outlined in the Environment Agency Standing Advice) and we would support the first floor extension as these are located outside of the Flood Zone 3b extent.

We would also highlight the wider implications of supporting the proposal as submitted. If the Case Officer were minded to approve development within the Flood Zone 3b extent, this would risk undermining the consistent application of local flood risk policy across Mid Sussex.

Allowing such development could set an unhelpful precedent, making it more difficult to resist similar proposals within mapped surface water flow paths (Flood Zone 3b equivalent) in future cases.





We have reviewed the Flood Risk Assessment by Meridian dated March 2026 submitted since our previous comments dated 05.05.2026 and provide the following updated response.

The methodology presented within the FRA appears to directly correlate EA Risk of Flooding from Surface Water (RoFSW) depth mapping with EA LiDAR spot levels and isolated topographic survey data in order to infer a site-specific flood level. This approach is not technically robust.

The EA RoFSW dataset is a national-scale screening product derived from a processed hydraulic terrain model and is not intended to provide precise flood level contours. The hydraulic model terrain is not directly equivalent to raw LiDAR data or individual topographic spot heights, due to interpolation, terrain processing, smoothing, building representation, and model simplifications.

In line with Planning Practice Guidance, surface water flood risk extents should be considered comparable to fluvial flood zones when assessing a development's vulnerability and the need for a site-specific Flood Risk Assessment. Based on the Council's adopted approach (aligned with West Sussex LLFA guidance), areas at greater than 3.3% Annual Exceedance Probability (AEP) (1 in 30-year event) are considered comparable to Flood Zone 3b (functional floodplain).

The proposal relates to a residential property, which is classified as 'more vulnerable' development (NPPF Annex 3).

The applicant has failed to demonstrate that the proposed development in particular the front extension and garage is located outside of the 1 in 30-year for surface water flood extent. In the absence of such evidence, and based on the latest flood risk mapping, part of the site is considered to fall within the equivalent of Flood Zone 3b (functional floodplain).

Utilising the Flood Risk Vulnerability and Flood Zone Compatibility Table (PPG Paragraph 079), 'more vulnerable' development is not permitted within Flood Zone 3b.

Furthermore, the Environment Agency's standing advice for minor development confirms that development within the 1 in 30-year flood extent is not permissible.

The Flood Risk and Drainage Team, therefore, **Objects** to the proposed development as per the Environment Agency's standing advice for minor extensions; development within the 1:30 flood extent is not permissible.

Best Wishes

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

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