

Anna Tidey

From: drainage
Sent: 01 May 2026 16:21
To: Anna Tidey
Cc: drainage
Subject: 2026.05.01 Re: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anna,

To support and in reponse to your request for advice please see the Flood Risk and Drainage teams comments below:

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 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 front and side extensions, as these are located outside of the Flood Zone 3b extent. However, we would not support the rear extension due to its location within the functional floodplain.

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 hope this supports,

Best Wishes

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

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 29 April 2026 14:59

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

Subject: FW: Advice please DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Drainage

I refer to my email below, dated 07.04.2026.

As the agreed EOT runs out tomorrow, please can you confirm your timescale for a reply on this matter?

Thank you

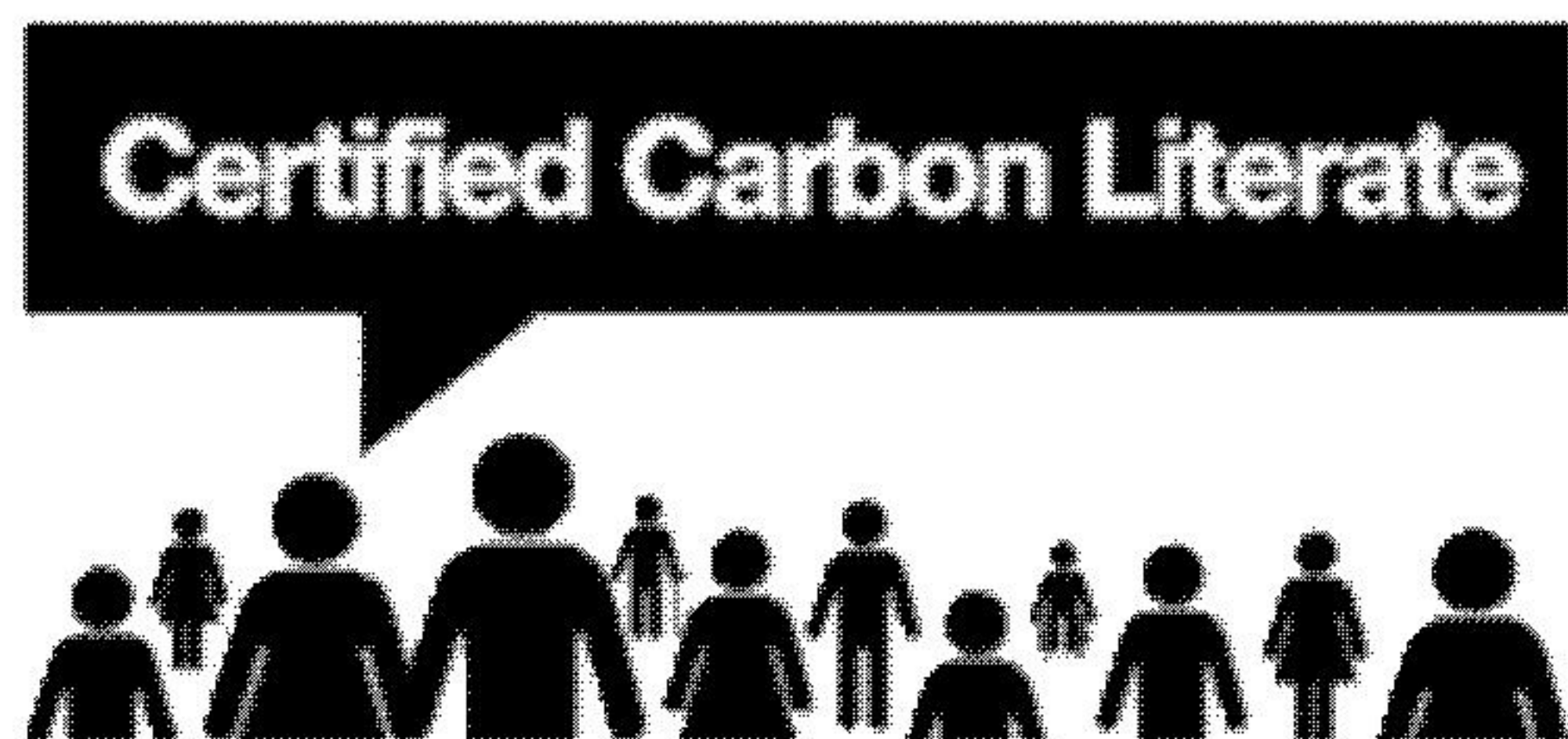
Anna

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<http://www.planningportal.gov.uk>

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Anna Tidey

Sent: 07 April 2026 14:16

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

Subject: Advice please DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Drainage

I have received the attached response from the applicant's agent to your comments on this application, from 24.02.2026, see attached document.

As you will see I have drafted a report to recommend the application is Refused, based on your flood risk guidance. I am holding the decision pending your further advice.

Therefore, I have formally reconsulted you through Uniform. The Agent has agreed to an Extension of time for the Decision Target Date until 30.04.2026, so I shall be grateful for your comments by 28.04.2026.

For your information I shall be on leave next week, ie, the week commencing 13th April 2026, returning on 20th April 2026.

Thank you.

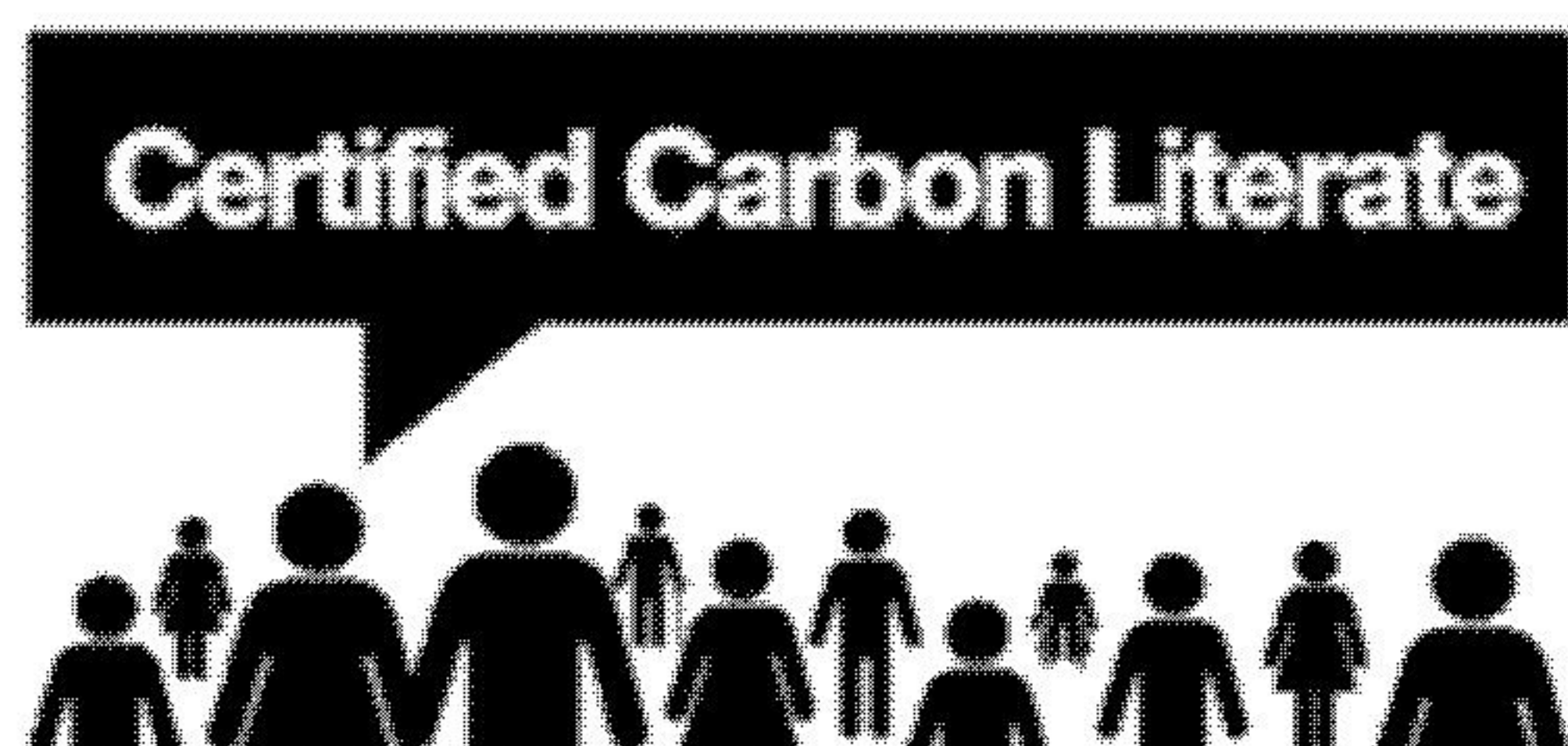
Regards

Anna

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From: [REDACTED]
Sent: 07 April 2026 13:56
To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: [REDACTED]

Subject: RE: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Anna

Following the objection from your drainage team before refusing this application I would like you to send the attached document to the drainage team in response.

I look forward to receiving there comments in due course and will agree to an extension of time to enable them to respond.

Kind Regards

Steve Bull

[REDACTED]

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 07 April 2026 11:53

To: steve bull [REDACTED]

Subject: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Steve

I hope you had a great holiday.

I have tried to call your mobile [REDACTED] today to discuss my drafted recommendation for the above application, but I am unable to get through. Please can you call me when you are free?

I am aware of two other sites where a similar flooding risk has resulted in planning refusals for domestic extensions – see planning references: DM/24/0451 and DM/24/2966.

I look forward to speaking with you.

Regards

Anna

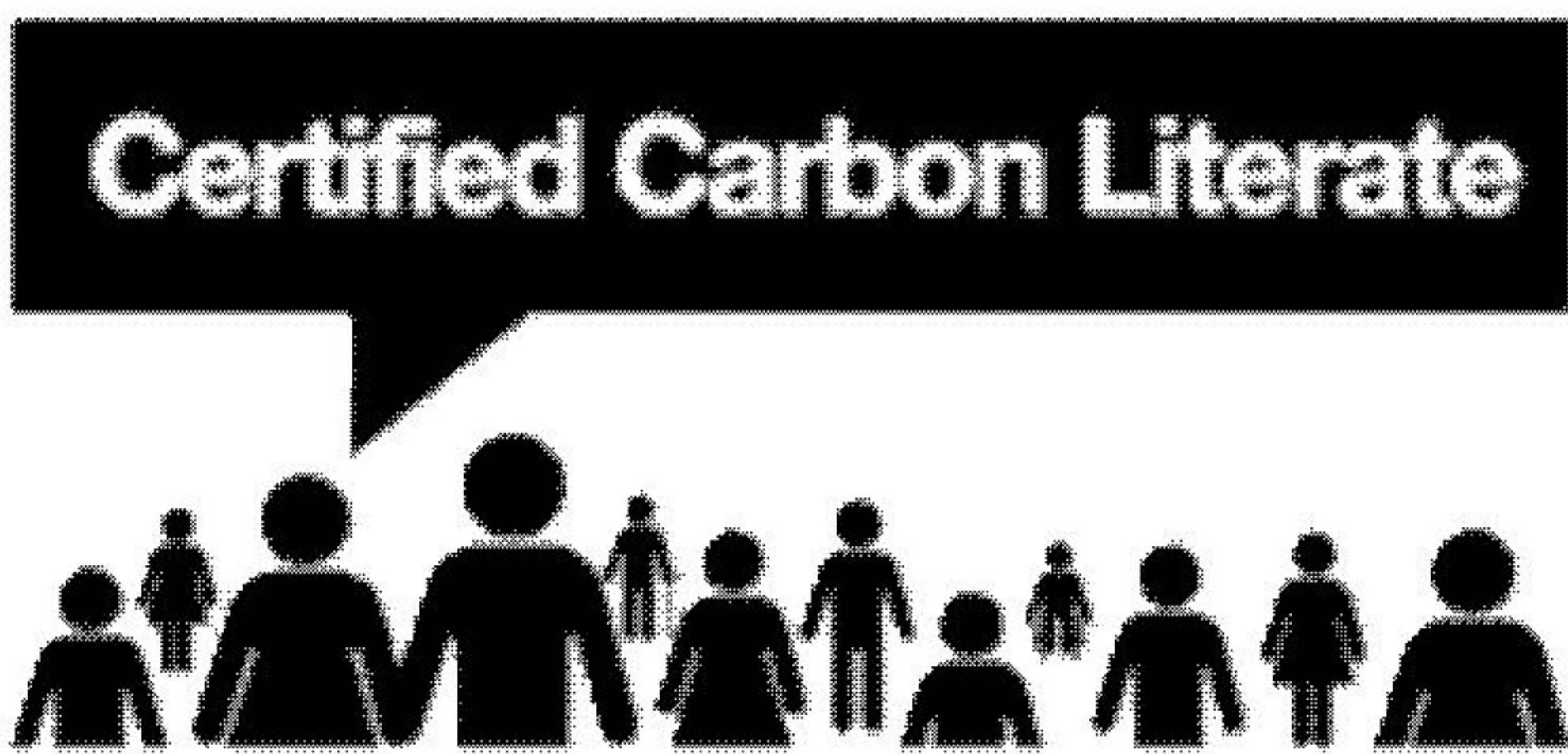
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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 02 April 2026 09:32

To: steve bull [REDACTED]

Subject: RE: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Steve

Thank you for your email. I am sorry to disturb you whilst you are on holiday.

I will take your email as consent to extend the decision target date to 10.04.2026, but for your information I shall be on leave the following week, ie, the week commencing 13th April 2026, returning on 20th April 2026.

I look forward to speaking to you on Tuesday next week, but in the meantime I have drafted my report to recommend the application is refused. I will hold this until we speak.

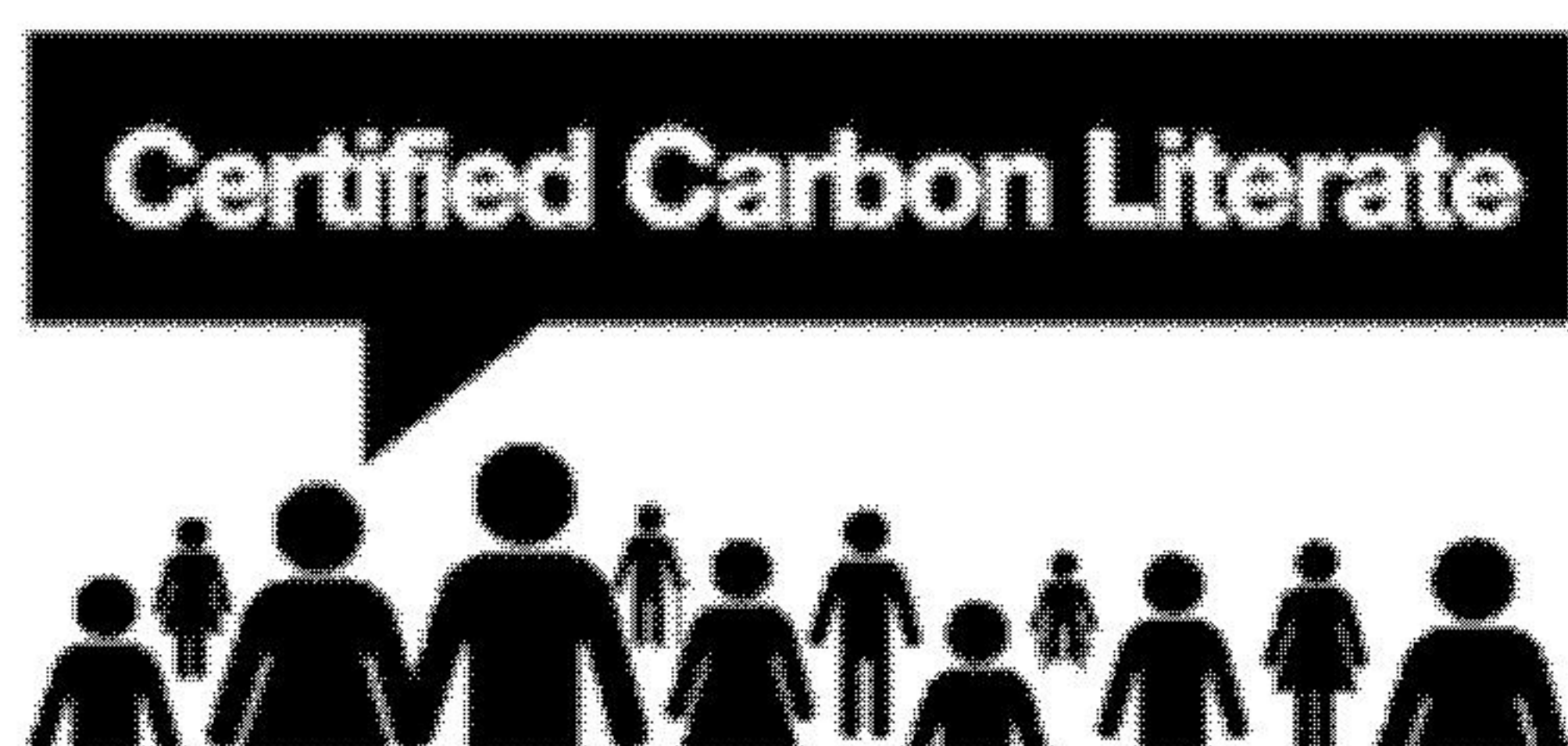
Regards

Anna

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From: steve bull [REDACTED]
Sent: 01 April 2026 17:48
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Re: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Anna

[REDACTED] It does seem a bit heavy handed of the agency as I designed practically the same extension 2 doors down not so long ago.

Especially as my client is terminally ill with cancer and this would have given her the accommodation she requires.

I would like therefore if I am able, to extend the decision date till I get home and I can look at options to argue the case so an extra 10 days would be perfect. Am I able to call you on Tuesday to discuss with you.

Kind Regards

Steve Bull

On Wed, 1 Apr 2026, 16:58 Anna Tidey, <anna.tidey@midsussex.gov.uk> wrote:

FAO: Mrs Tracey Herriven-Kemp

Dear Steve

As I prepare to write my recommendation report for this application I am writing to advise you that I have received the attached **objection** from the Flood Risk & Drainage Team, see below.

I intend to write my report tomorrow and pass this through to get a decision issued within the Decision Target Date. The **recommendation will be to refuse the application** as a result of the Drainage comments.

Please can you advise your client in case she wishes to Withdraw the application.

Thank you.

Regards

Anna Tidey

Planning Officer

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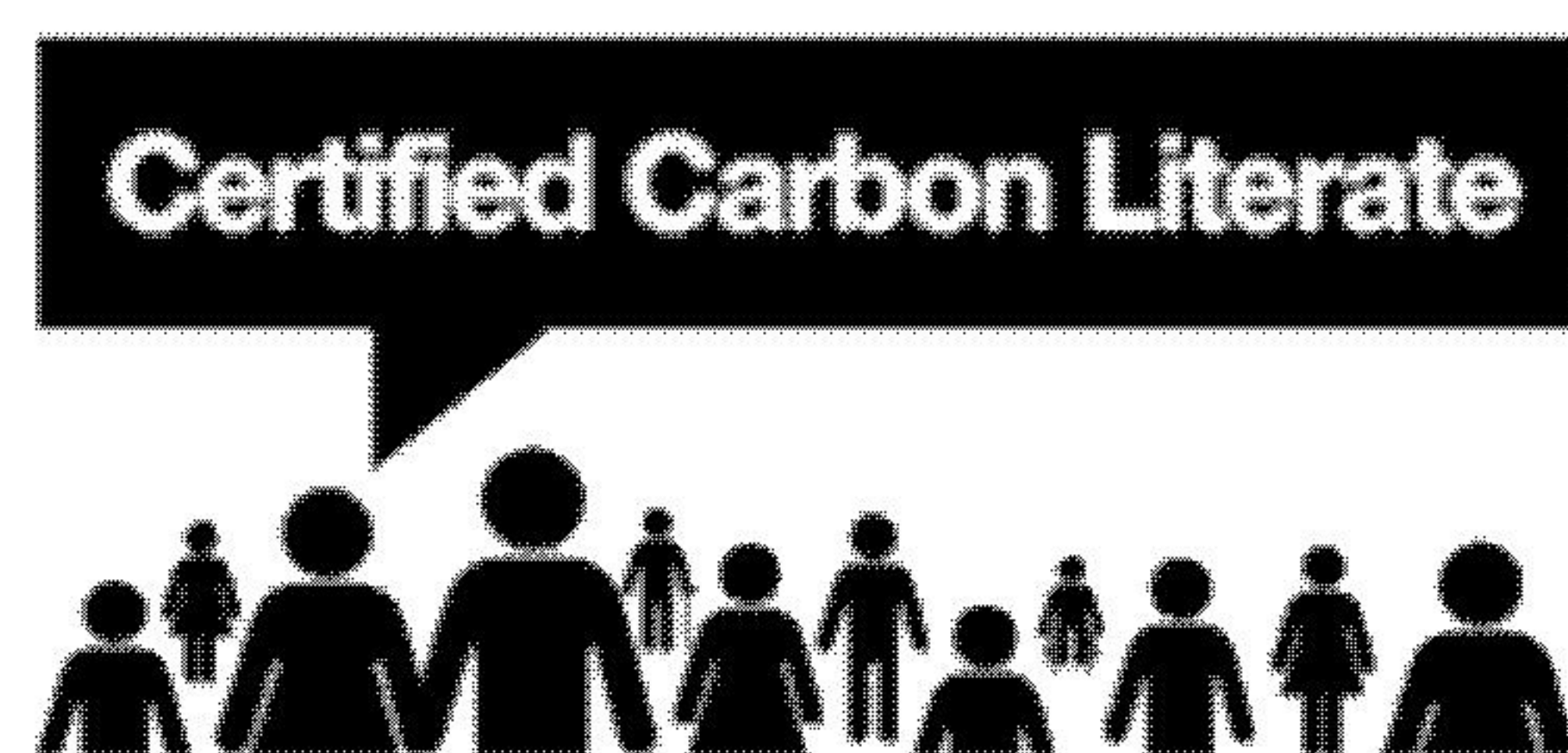
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From: drainage <drainage@midsussex.gov.uk>
Sent: 24 February 2026 11:56
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2026.02.24 Re: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Anna,

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

We understand the proposed application is for a single storey front, side and rear extensions.

The Flood Risk Assessment provided by the Applicant (Reference: Steve Bull) has been reviewed and we would comment as follows:

Flood Risk

National Planning Policy Framework. This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface W
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 submitted Flood Risk Assessment (FRA) confirms that the site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding.

However, the Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping indicates that the site is shown to be at very low to high surface water flood risk (comparable to Flood Zones 1 to 3b). The area of high surface water flood risk is associated with a flow path running along the rear of the property.



The site is also located in close proximity to an area of recorded historical surface water flooding.

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 is located outside of the 1 in 30-year 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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