

PLANNING STATEMENT & SITE-SPECIFIC FLOOD RISK ASSESSMENT

40 MILL GREEN ROAD

Haywards Heath, West Sussex, RH16 1XQ

Proposal	Single-storey side and rear wrap-around extension following demolition of the existing single-storey rear projection, together with a full-width side-facing dormer.
Local Planning Authority	Mid Sussex District Council
Applicant	Mr Cameron Pardue
Document date	29 July 2026

Document Control

Site	40 Mill Green Road, Haywards Heath, West Sussex, RH16 1XQ
Application type	Householder planning application
Report scope	Combined Planning Statement and proportionate Site-Specific Flood Risk Assessment
Drawing reviewed	Existing Plans, drawing no. 721/01, Revision 0, July 2026
Utility information	Southern Water GeoMap and written clarification supplied by the applicant
Limitations	The proposed application drawings and a verified survey of the surface-water asset were not included in the material reviewed for this report. Detailed dimensions, materials, drainage sizing and sewer stand-offs must therefore be read from, or secured through, the application and technical design drawings.

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1. Executive Summary

This statement supports a householder application for a single-storey side and rear wrap-around extension, following demolition of the existing single-storey rear projection, and a full-width side-facing dormer at 40 Mill Green Road. The development would improve the functionality of an established family dwelling without creating a separate residential unit or changing the lawful residential use of the property.

Overall planning conclusion

The proposal is acceptable in principle and can be supported in design, amenity and flood-risk terms. The full-width dormer requires a site-specific judgement rather than a mechanical application of the Design Guide. Its side-facing position, the altered character of the street, the directly relevant lawful dormer precedent at No. 30 and the realistic permitted-development fallback are material considerations that weigh strongly in favour of permission.

The Mid Sussex Design Guide advises that dormers should normally remain visually subordinate to the roof slope and that excessively wide dormers are likely to appear unsatisfactory. That guidance is acknowledged rather than avoided. However, it is supplementary guidance and deliberately uses qualified language. The correct assessment is whether this particular dormer would cause unacceptable harm when viewed in its actual context.

The applicant advises that several dwellings in Mill Green Road have already implemented, or obtained approval for, closely comparable full-width side dormers. Publicly indexed planning information also identifies a particularly relevant example at No. 30, where application 11/00499/LDC established the lawfulness of a loft conversion with a side flat-roof dormer. Although an LDC is a legal determination rather than a merits approval, it is important evidence that a materially similar roof form can arise lawfully within the same street.

There is also a credible fallback under Schedule 2, Part 1, Class B of the General Permitted Development Order, subject to the volume, positioning, materials and other limitations being met. Under that fallback, windows in a wall or roof slope forming a side elevation must be obscure glazed and non-opening unless the openable part is more than 1.7 metres above floor level. The planning application gives the Council the opportunity to secure a coherent design and appropriate privacy safeguards rather than forcing reliance upon a less flexible permitted-development scheme.

The Environment Agency Flood Map for Planning places the selected location in Flood Zone 1, representing a low probability of flooding from rivers and the sea. The separate surface-water mapping shows localised mapped flow/ponding in the wider area and close to parts of Mill Green Road. The outlined plot and existing house area appear predominantly outside the mapped 1% annual-probability depth cells, although the exact relationship of the extension footprint should be confirmed on the proposed site plan. A proportionate precautionary approach is nevertheless adopted because a large surface-water sewer/culvert and an outfall are shown near the rear and western side of the site.

The finished floor level of the extension will be at least 150 mm above adjacent natural external ground level. New roof water will not be discharged to the stream/culvert. Subject to infiltration testing and detailed design, it will be managed by rainwater reuse and/or a new garden soakaway, designed through Building Control in accordance with Approved Document H, BRE 365 and the current national SuDS hierarchy. These measures ensure that the proposal will remain safe and will not increase flood risk elsewhere.

2. Introduction and Scope

2.1 Purpose of the statement

This combined report has been prepared to explain the planning merits of the householder proposal and to provide a proportionate site-specific flood risk assessment. It addresses the design of the wrap-around extension and dormer, local character, neighbouring amenity, planning precedent, the permitted-development fallback, river and surface-water flood risk, drainage, and the implications of the mapped Southern Water infrastructure.

2.2 Information reviewed

- Existing Plans, Ellisdon Architectural Associates drawing 721/01, Revision 0, July 2026.
- Environment Agency Flood Map for Planning report created on 29 July 2026 for easting/northing 533167/124959.
- Environment Agency surface-water depth mapping for the present-day 1 in 100 annual-likelihood event, as supplied.
- Southern Water GeoMap extract and the accompanying written clarification supplied by Southern Water.
- Mid Sussex District Plan 2014-2031, the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD, the National Planning Policy Framework and current national flood-risk/SuDS guidance.
- Publicly available planning history for Mill Green Road, including application 11/00499/LDC at No. 30.

2.3 Proportionate scope and technical caveat

This assessment is proportionate to a minor householder extension. It does not replace a drainage engineer's design, an infiltration test, a CCTV/sonde/radar survey, a Southern Water build-over or protection agreement, a Flood Risk Activity Permit where one is required, or Building Regulations approval. Where the supplied records conflict - notably the inferred 1,500 mm pipe diameter in the Southern Water correspondence and the assumed 1,800 mm diameter on the existing drawing - the report adopts the cautious position that the asset size, line, depth, material and condition remain unverified.

3. Site and Surroundings

3.1 The property

40 Mill Green Road is an established residential property within the built-up area of Haywards Heath. The existing drawing shows accommodation arranged over the ground, first and loft/second-floor levels, together with a modest single-storey rear projection. The property has a private rear garden and sits within a close-grained residential row where houses have been altered and extended over time.

The wider context is mixed. The railway corridor lies to the west, with commercial and employment buildings to the east and north-east. A watercourse/main-river corridor runs broadly east-west to the north. This varied urban setting means the site is not experienced as part of an unaltered or highly uniform roofscape.

3.2 Drainage and utility context

The existing drawing labels private foul drainage near the rear of the dwelling. It separately identifies a “significant surface water sewer / stream” in an indicative position to the west/rear and records that its size, condition, depth and material are unknown. Southern Water’s GeoMap shows public surface-water infrastructure, private pipework and an outfall/chamber marked “C”. Southern Water’s written clarification states that public sewers cross into the rear boundary, that some private pipes are present to the side, and that chamber “C” is a Southern Water asset and outfall.

Important utility safeguard

The absence of a mapped easement or access issue is not an approval to build over or close to the asset. Before any groundworks, the line, diameter, depth, condition and ownership of every relevant pipe must be verified. Any building within the applicable Southern Water stand-off will require the company’s written agreement and an approved protection, diversion or foundation strategy.

4. The Proposed Development

Planning permission is sought for the following works:

- Demolition of the existing single-storey rear projection.
- Erection of a single-storey side and rear wrap-around extension.
- Formation of a full-width, side-facing box dormer to provide usable loft accommodation.
- Associated alterations to doors, windows, roof drainage and internal layout.

The proposal remains an enlargement of a single dwelling. It does not create a new planning unit, introduce a more vulnerable land use, alter the existing access or generate a material increase in traffic or parking demand.

4.1 Design objectives

The single-storey element is intended to provide a coherent replacement for the existing rear projection and to connect the side and rear accommodation in a practical form. The dormer is intended to make efficient use of the existing roof volume. The design should be read as a coordinated package, with matching or compatible materials, carefully aligned openings, restrained detailing and rainwater goods integrated into the elevations.

5. Planning Policy Context

5.1 Statutory decision-making framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For this site, the development plan includes the adopted Mid Sussex District Plan 2014-2031 and the made Haywards Heath Neighbourhood Plan. The emerging replacement District Plan remains under examination and does not displace the adopted plan.

5.2 National planning policy

The National Planning Policy Framework, revised in December 2024 and amended in February 2025, promotes positive decision-making and well-designed development. Paragraph 135 requires development to function well, add to the quality of the area and be sympathetic to local character, while paragraph 139 indicates that poor design should be refused but supports outstanding or innovative design that raises standards and fits the overall form and layout of its surroundings.

For flood risk, paragraph 170 directs inappropriate development away from areas at highest risk and requires necessary development to be safe for its lifetime without increasing flood risk elsewhere. Paragraph 176 confirms that householder development is not normally subject to the Sequential or Exception Tests, although any necessary site-specific flood risk assessment must still demonstrate safety and no off-site increase in risk.

5.3 Mid Sussex District Plan

Policy DP26 requires alterations and extensions to be well designed, to reflect the distinctive character of the town, address the scale of surrounding buildings and avoid significant harm to privacy, outlook, daylight and sunlight. Policy DP41 requires a sequential, risk-based approach, consideration of all sources of flood risk, safe development over its lifetime and no increase in flood risk elsewhere. It identifies infiltration as the preferred surface-water destination, followed by attenuation/discharge to a watercourse and then a surface-water sewer.

5.4 Haywards Heath Neighbourhood Plan

Policy E9 requires proposals to protect and reinforce local character, having regard to height, scale, spacing, layout, design and materials. Policy H9 supports extensions where their scale, height and form fit unobtrusively with the existing building and street scene, materials are compatible and the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

5.5 Mid Sussex Design Guide SPD

The Design Guide is an important material consideration. Principles DG49-DG52 seek extensions that respond to the original dwelling, remain well integrated and protect neighbouring amenity. For dormers, sections 6.3.5-6.3.8 state that their design, proportion and position should respond to local character; dormers should normally be visually subordinate to the roof slope; and excessively wide dormers are likely to be unsatisfactory where they are out of proportion with the roof. The Guide does not impose an absolute prohibition. Its qualified wording requires a contextual assessment of actual harm.

6. Planning Assessment

6.1 Principle of development

The principle of extending an existing dwelling within the built-up area is acceptable. The proposal makes efficient use of an established residential property, retains the lawful use and private garden, and does not place pressure on undeveloped land. The planning issues are therefore the quality of the design, its relationship with the street and neighbours, and the management of drainage and flood risk.

6.2 Single-storey side and rear extension

The ground-floor addition is deliberately limited to a single storey. This keeps its massing clearly below the main eaves and allows the original two-storey house to remain legible and dominant. Replacing the existing rear projection with a coordinated wrap-around form will avoid an accumulation of unrelated additions and can produce a cleaner architectural composition.

Side and rear additions are common means of adapting family homes. The Design Guide illustrates that wrap-around extensions can be harmful where they overwhelm the original architecture, but that is a matter of scale, articulation and detailing rather than typology alone. Here, the single-storey height, domestic function and ability to use matching/compatible materials provide a sound basis for an integrated design. The application drawings should clearly show the set-back, eaves relationship, glazing and material junctions so the Council can control those details.

6.3 Full-width side-facing dormer

The dormer is the principal design issue. It is accepted that a full-width box form does not follow the Design Guide's preferred model of a smaller dormer sitting within a substantial visible area of roof slope. That tension should be given proper weight. It does not, however, end the assessment.

First, the dormer is side-facing rather than located on the principal front roof slope. Its visibility and effect on the formal street elevation are therefore materially different from the over-sized front dormer examples criticised in the Design Guide. The original front elevation and main public-facing roof form can remain the principal expression of the dwelling.

Second, Mill Green Road has evolved through a series of additions. The applicant has identified several properties with closely comparable full-width side dormers. The street must be judged as it exists today, not as an idealised unaltered row. Where a roof form has become part of the established local pattern, strict insistence on a smaller dormer at one property may produce inconsistency without securing a meaningful townscape benefit.

Third, No. 30 provides a directly relevant planning-history reference. Application 11/00499/LDC confirmed that a loft conversion and side flat-roof dormer was lawful. The legal nature of an LDC is fully acknowledged: it does not mean the Council judged the dormer acceptable on design merits. Its relevance lies in demonstrating that the same kind of side dormer can lawfully be constructed in this street and can therefore form part of the real-world character against which No. 40 is assessed.

6.4 Permitted-development fallback

A fallback position is material where there is a real prospect that it would be implemented. Subject to confirming the remaining volume allowance and all other Class B limitations, a side roof enlargement can be undertaken under permitted development. The applicant has identified that lawful fallback as a genuine alternative. To ensure that it attracts full weight, the application should confirm in writing that the fallback would be implemented if planning permission were withheld. Subject to that confirmation, the fallback is credible rather than merely theoretical.

The permitted-development scheme would be constrained by national conditions, including the requirement for side-elevation windows to be obscure glazed and non-opening below 1.7 metres above finished floor level. A planning permission can achieve an equal or better outcome by controlling the exact design, materials, window treatment and privacy measures as a coordinated whole. The comparative question is therefore not “full-width dormer or no dormer”, but whether the submitted scheme is preferable to a lawful fallback that could arise without a merits-based design assessment.

Suggested privacy condition

Any window in the side-facing wall of the dormer that could provide direct views toward neighbouring residential accommodation should be obscure glazed to an agreed privacy level and non-opening below 1.7 metres above the internal finished floor, unless the Local Planning Authority approves an alternative arrangement in writing.

6.5 Consistency and local precedent

Consistency is an important component of rational planning decision-making, although each application must be determined on its own facts. Comparable approvals and lawful developments do not bind the Council, but they do identify the established tolerance of change in the street and the consequences of refusing a form of development that can be achieved elsewhere or through permitted development. The proposal should therefore be assessed against the actual local context and the fallback, not against the Design Guide in isolation. To maximise the weight carried by this point, the application should include a short precedent schedule identifying the comparable addresses, application references, decision dates, roof orientation and photographs or street-view extracts.

6.6 Residential amenity

The ground-floor extension is unlikely to create unacceptable overlooking because of its single-storey form. Its detailed depth, eaves height, boundary relationship and openings should be assessed from the application drawings, but these are conventional householder matters that can be resolved through design and, if necessary, condition. The dormer's side-facing windows can be controlled by obscure glazing and restricted opening. On that basis, the privacy, outlook, daylight and sunlight of adjoining occupiers can be safeguarded in accordance with DP26 and H9.

6.7 Highway, parking and other matters

The works do not create an additional dwelling or alter the existing access. No material increase in vehicle movements or parking demand arises. The proposal is therefore neutral in highway and parking terms.

7. Site-Specific Flood Risk Assessment

7.1 Development and vulnerability

The proposal is a minor householder extension and is expected to remain well below the 250 square metre threshold relevant to the Environment Agency standing advice; the final application drawings should confirm the precise additional floor area. It retains the existing residential use and does not increase the number of dwellings. Residential use is classed as more vulnerable, but the proposal does not introduce a new vulnerability class to previously undeveloped land. In accordance with national policy, the Sequential and Exception Tests are not required for this householder development; the relevant test is whether it will be safe and will avoid increasing risk elsewhere.

7.2 Flood Map for Planning - rivers and sea

The Environment Agency report created on 29 July 2026 records the selected location as Flood Zone 1, an area with a low probability of flooding from rivers and the sea. The mapped Flood Zones 2 and 3 lie principally to the

west of the railway and around the hospital/Bridgers Mill area. A main-river corridor is shown to the north, but the selected house plot is outside the mapped fluvial floodplain.

The Flood Map for Planning is limited to rivers and sea and does not by itself assess surface water, groundwater, sewers, reservoirs or the effects of a blocked culvert. Those sources are considered below.

7.3 Surface-water flooding

The supplied surface-water depth map shows the present-day 1 in 100 annual-likelihood event. Localised orange depth cells occur in the wider area, including parts of Mill Green Road and nearby gardens/industrial land. The red-outlined plot and existing house area appear predominantly outside the coloured cells, although mapped flow or ponding is close to the western and southern margins. As proposed drawings were not supplied for this report, the final site plan should overlay the extension footprint against the mapping. On the available evidence, the risk is assessed as low but not negligible.

The principal mechanisms are likely to be intense rainfall running along local low points, temporary ponding against buildings and surcharge or blockage of the nearby surface-water system. The proposal should preserve an exceedance route through the garden and should not create a barrier that diverts runoff toward the dwelling or neighbouring land.

7.4 Watercourse, sewer and culvert risk

The supplied information identifies a significant surface-water asset near the site. Southern Water states that public sewers cross into the boundary at the rear, that private pipes are present to the side, and that the concrete chamber marked "C" is a Southern Water asset and an outfall. The utility map also shows a 600 mm line running broadly north-south and a much larger line crossing broadly west-east toward the watercourse.

The asset diameter is not confirmed. Southern Water's email refers to an inferred 1,500 mm diameter, while the existing plan assumes 1,800 mm. The difference reinforces the need for a physical survey. The existing plan correctly requires a sonde-and-trace/radar survey before groundworks. A CCTV survey may also be needed to establish condition and connectivity.

A large sewer or culvert can present residual flood risk if it surcharges, collapses or becomes blocked. It can also affect foundation design and constrain soakaway siting. The proposal is not expected to increase this risk, provided no foundation, load, excavation or soakaway compromises the asset and maintenance access to the chamber/outfall is retained.

7.5 Groundwater, reservoir and other sources

No site-specific evidence of groundwater flooding, reservoir flooding or historic internal flooding has been supplied. The available information therefore does not justify identifying a material risk from those sources, but neither does it prove their complete absence. Any groundwater encountered during trial pits or foundation excavation should be reported to the designer and Building Control so that drainage and construction details can be adjusted.

7.6 Finished floor levels and flood resilience

The extension's finished floor level will be set at least 150 mm above adjacent natural external ground level and should tie into the existing internal floor in a way that avoids a low threshold. External levels should fall away from the building for the first practical distance, with door thresholds, air bricks and service entries detailed to resist shallow surface-water entry.

- Keep finished floor level at least 150 mm above adjacent natural external ground, or higher if the measured site survey identifies a local low point.
- Grade paving and soft landscaping away from the walls and avoid enclosed pockets where water could collect.
- Use sealed service penetrations and locate vulnerable electrical equipment above likely shallow flood depths where practicable.
- Ensure any channel drains or gullies have a positive, maintainable outlet and do not discharge to the foul system without approval.
- Provide an exceedance route that conveys exceptional runoff away from the building and neighbouring dwellings.

7.7 Surface-water drainage strategy

The proposal will not discharge new roof water directly to the existing stream/culvert. The preferred approach is to manage runoff close to source. In line with the 2025 National Standards for SuDS, rainwater reuse should be considered first, with any overflow infiltrated to ground where practicable.

1. Collect roof runoff through appropriately sized gutters and downpipes, with leaf guards and accessible rodding/cleaning points.
2. Provide rainwater reuse, such as a water butt or storage tank, where practical.
3. Discharge the remaining roof runoff to a new soakaway in the garden, subject to infiltration testing and detailed sizing in accordance with BRE Digest 365 and Approved Document H.
4. Site the soakaway clear of buildings, boundaries, retaining structures, tree roots, the mapped surface-water sewer/culvert and any required Southern Water protection zone. The commonly applied Building Regulations starting point is at least 5 metres from a building, subject to site-specific ground conditions and asset constraints.
5. Design for the relevant rainfall and climate-change allowance, with no internal flooding and a safe exceedance route if the design event is exceeded.
6. If infiltration is demonstrated to be unsuitable, agree the next destination in the drainage hierarchy with the Local Planning Authority, Building Control and the relevant asset owner. No connection to the watercourse or public surface-water system should be made without the necessary consent.

7.8 Foul drainage

The proposal does not create an additional dwelling. No public foul sewer is identified within the domestic plot on the supplied Southern Water information, while the existing drawing identifies private foul drainage at the rear. Existing foul arrangements should remain separate from the new surface-water system. Any alteration to private foul pipework must retain suitable gradients, access for maintenance and protection from foundations. Where a pipe is found to be public, Southern Water's approval will be required before alteration or building nearby.

7.9 Pre-commencement and construction safeguards

- Undertake a topographical/site-level survey sufficient to confirm existing and proposed thresholds and overland flow routes.
- Complete sonde-and-trace/radar and, where advised, CCTV survey of the surface-water sewer/culvert and connected chambers before excavation.
- Confirm ownership, diameter, depth, condition and required stand-off with Southern Water. Obtain written build-over/protection/diversion approval where applicable.
- Mark the verified asset line on the construction drawings and physically set it out before piling, trenching or mechanical excavation.
- Do not stockpile soil, place plant or discharge silty water where it could obstruct the chamber, outfall, watercourse or surface-water system.
- Use silt control and temporary drainage during construction so that the works do not increase runoff or contaminate the receiving system.
- Have Building Control approve the final drainage layout, infiltration results, soakaway size and foundation relationship before the relevant work starts.

7.10 Residual risk and FRA conclusion

The residual risks are shallow surface-water runoff, surcharge/blockage of the nearby surface-water asset, and uncertainty over the precise location and condition of that asset. These risks are manageable through verified utility surveys, appropriate stand-offs, a raised finished floor, external falls, a new infiltration-based drainage system and a clear exceedance route.

Flood-risk conclusion

The site is in Flood Zone 1 and the proposal is minor householder development. With the measures set out in this assessment, the extension will be safe for its lifetime, will not obstruct flood flows, will not discharge additional roof water to the stream/culvert and will not increase flood risk elsewhere. The proposal therefore accords with NPPF paragraphs 170, 176 and 181 and Mid Sussex District Plan Policy DP41.

8. Planning Balance and Conclusion

The proposal is a modest adaptation of an established dwelling in the built-up area. The single-storey wrap-around extension can be integrated with the original house and will not create a separate dwelling or materially affect access, parking or the wider environment.

The full-width dormer is not the Design Guide's preferred dormer form, and that point has been directly addressed. The Guide is not an absolute rule, and the decision must be based on the actual context. The side-facing orientation limits its effect on the principal elevation; Mill Green Road already contains comparable roof alterations; the planning history at No. 30 confirms a side flat-roof dormer can arise lawfully in the street; and there is a realistic Class B fallback. These considerations carry substantial weight and demonstrate that permission would not undermine the purpose of the design policies.

Neighbouring privacy can be protected through obscure glazing and restricted opening of relevant side-facing windows. The single-storey extension is capable of preserving daylight, outlook and the character of the dwelling, subject to the dimensions and details shown on the application drawings.

The site is in Flood Zone 1. The surface-water and utility information has been treated cautiously, and the scheme includes a raised finished floor, no new discharge to the stream/culvert, infiltration-based roof drainage and mandatory verification of the large surface-water asset before groundworks. Those measures avoid any increase in flood risk and satisfy the proportionate requirements for a householder application.

Taken as a whole, the development accords with Policies DP26 and DP41 of the Mid Sussex District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant provisions of the National Planning Policy Framework. Any limited departure from the preferred dormer proportions in the Design Guide is outweighed by the site-specific context, planning history and permitted-development fallback. Planning permission should therefore be granted, subject to normal conditions controlling the approved drawings, materials, privacy glazing and, if considered necessary, verification of the drainage/utility safeguards.

Suggested Planning Conditions

Topic	Suggested wording / purpose
Approved plans	The development shall be carried out in accordance with the approved drawings.
Materials	The external materials shall match, or be compatible with, the existing dwelling as specified on the approved drawings.
Side-facing windows	Relevant side-facing dormer windows shall be obscure glazed and non-opening below 1.7 metres above the internal finished floor level, and retained as such thereafter.
Surface-water drainage	Before the extension is brought into use, roof runoff shall be connected to the approved rainwater reuse/soakaway system and shall not discharge to the foul sewer or watercourse unless separately agreed.

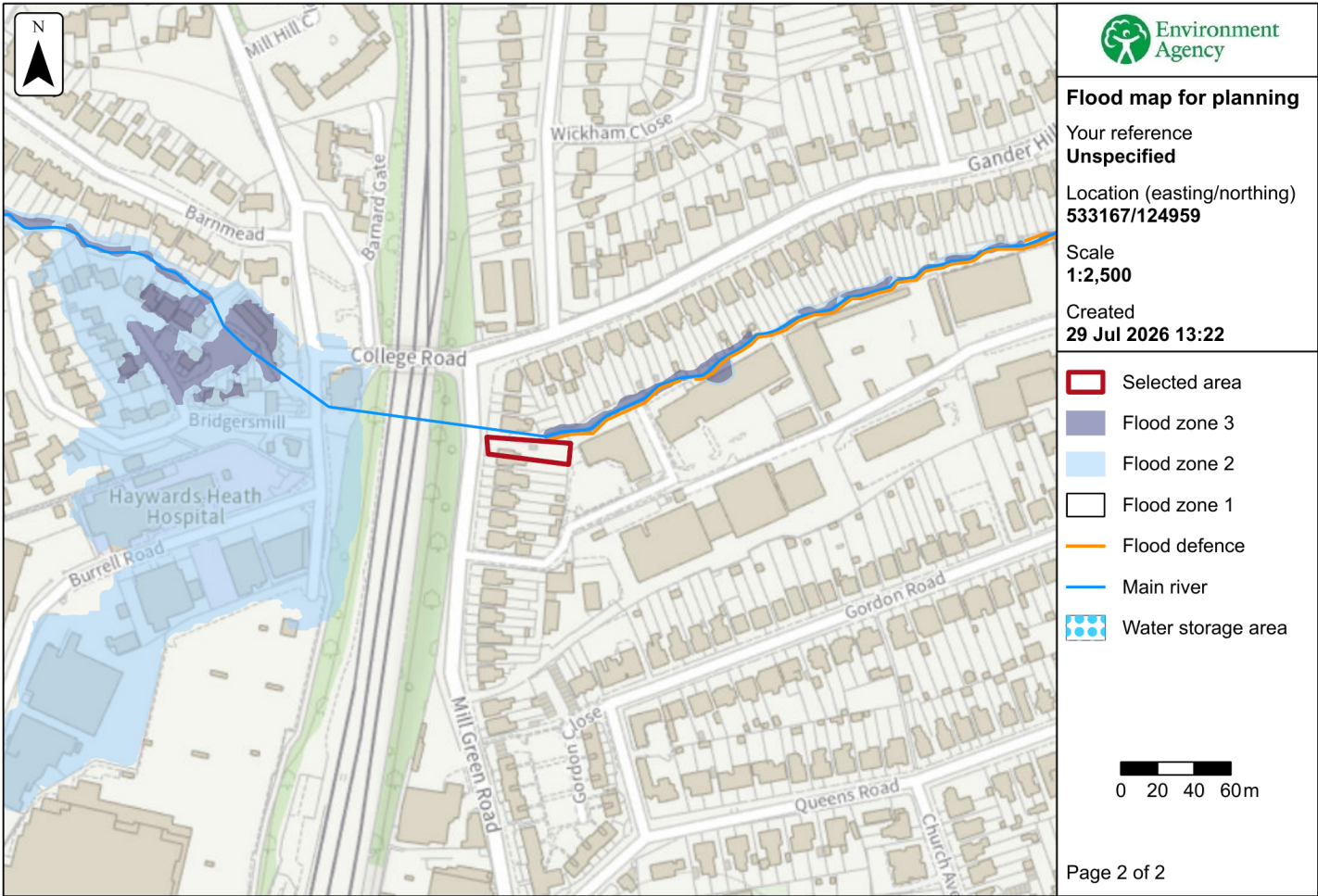
References and Evidence

- [1] **National Planning Policy Framework** - December 2024 edition, amended 7 February 2025. [Online source](#)
- [2] **Planning Practice Guidance: Flood Risk and Coastal Change** - Updated 17 September 2025. [Online source](#)
- [3] **Environment Agency: Flood risk assessments - applying for planning permission** - Updated 28 May 2026. [Online source](#)
- [4] **National Standards for Sustainable Drainage Systems (SuDS)** - Published 30 July 2025. [Online source](#)
- [5] **Mid Sussex District Plan 2014-2031** - Adopted 28 March 2018; Policies DP26 and DP41. [Online source](#)
- [6] **Mid Sussex Design Guide Supplementary Planning Document** - Adopted November 2020; sections 6.3.5-6.3.8 and Principles DG49-DG52. [Online source](#)
- [7] **Haywards Heath Neighbourhood Plan** - Made 15 December 2016; Policies E9 and H9. [Online source](#)
- [8] **Town and Country Planning (General Permitted Development) (England) Order 2015** - Schedule 2, Part 1, Class B. [Online source](#)
- [9] **Southern Water: Building over or near a public sewer** - Permission normally required when building within 3 metres of a public sewer. [Online source](#)

[10] Approved Document H - Drainage and waste disposal - Current government guidance for Building Regulations requirements H1-H6. [Online source](#)

Applicant-supplied evidence: Environment Agency Flood Map for Planning (29 July 2026); surface-water depth screenshot; Southern Water GeoMap; Southern Water correspondence; and Existing Plans drawing 721/01 Revision 0.

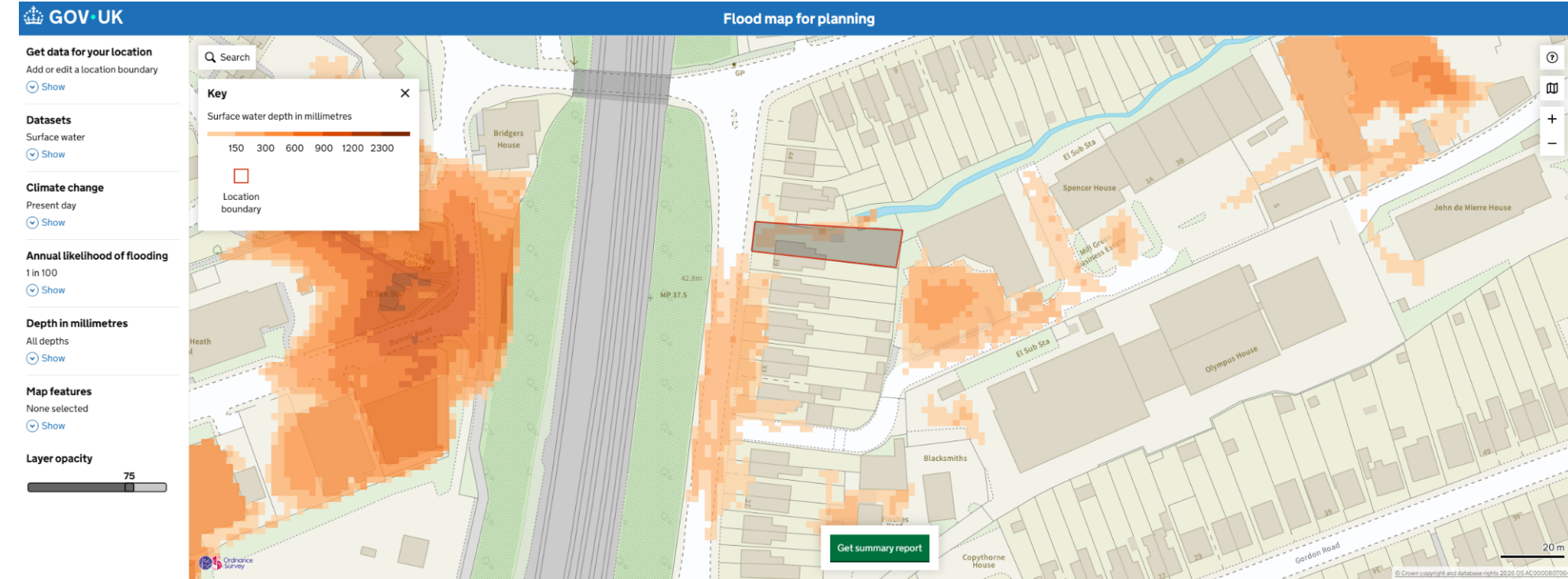
Appendix A - Environment Agency Flood Map for Planning



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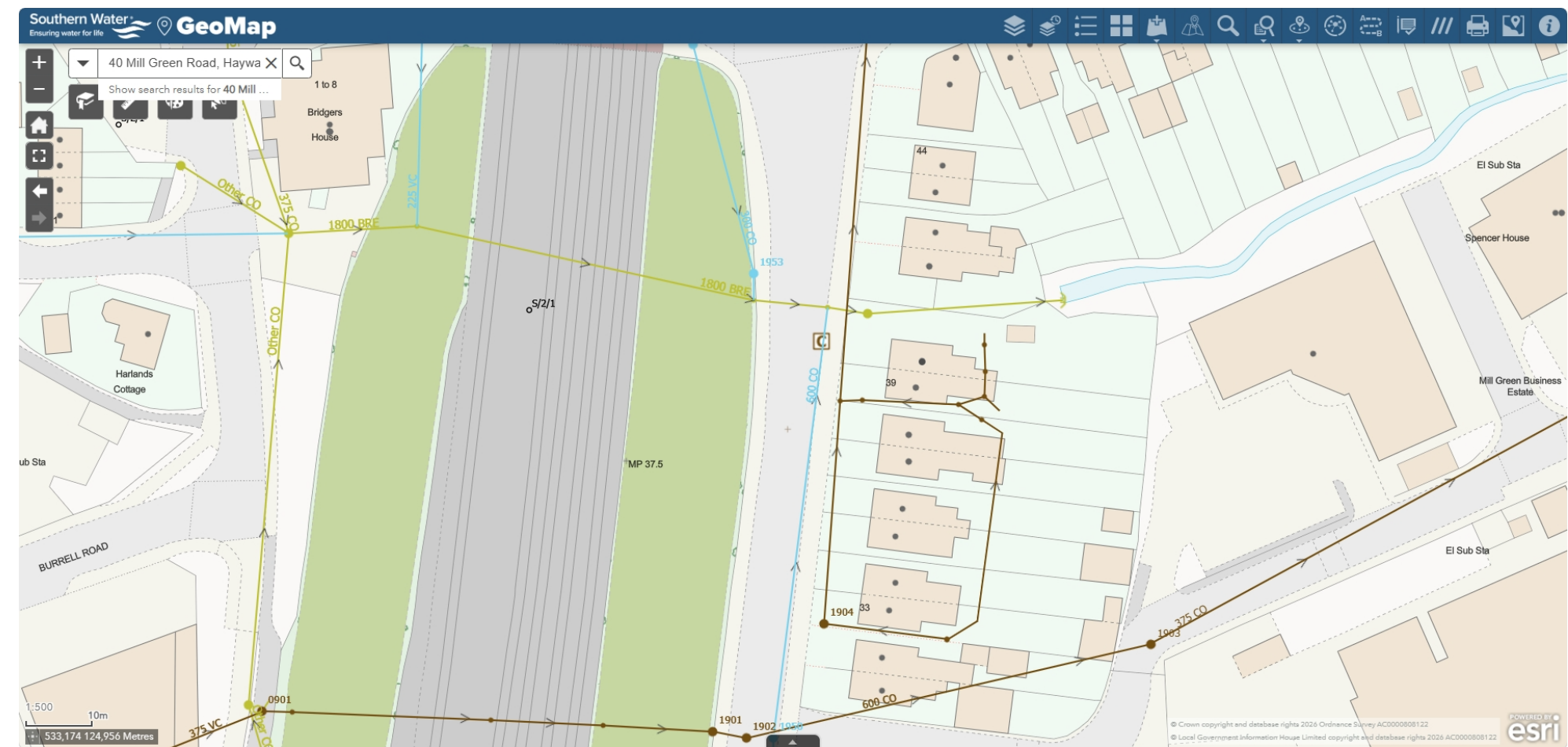
Environment Agency Flood Map for Planning, page 2. The selected site is outlined in red and lies within Flood Zone 1; Flood Zones 2 and 3 are shown principally to the west.

Appendix B - Surface Water Mapping



Present-day surface-water depth mapping for the 1 in 100 annual-likelihood event. The property is outlined in red; localised mapped depth cells are present nearby.

Appendix C - Southern Water GeoMap



Southern Water GeoMap extract showing public surface-water infrastructure, private pipework and the outfall/chamber in the vicinity of Mill Green Road.

Appendix D - Southern Water Correspondence

Hello,

Thanks for your email.

Please refer to the map below.

Looks like there are public sewers crossing into the boundary out the back, yes. Also some private pipes to the side.

If I have understood you correctly the concrete chamber is a Southern Water asset, is labelled as "C" on the map and is an outfall.

The map is limited but shows the pipe being 150.00 inferred diameter but I have no depth.

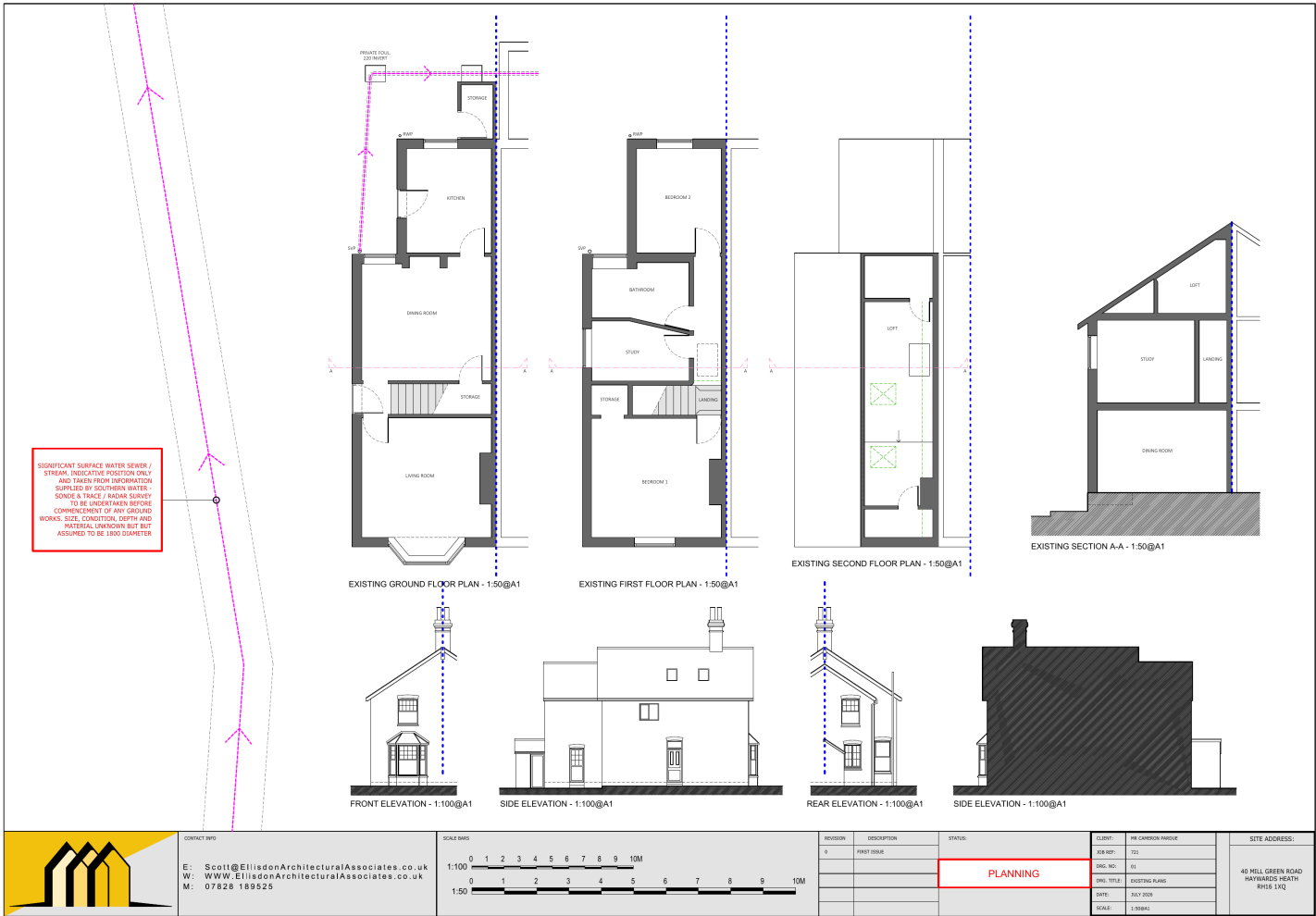
My mapping shows no easements or right of access issues.

Southern Water written clarification: public sewers enter the rear boundary; private pipes are present to the side; chamber "C" is a Southern Water outfall; the large pipe diameter is inferred and its depth is unknown.

Transcription of key points

"Looks like there are public sewers crossing into the boundary out the back... some private pipes to the side... the concrete chamber is a Southern Water asset, is labelled as 'C' on the map and is an outfall. The map is limited but shows the pipe being 1500.00 inferred diameter but I have no depth. My mapping shows no easements or right of access issues."

Appendix E - Existing Plans and Drainage Note



Existing Plans drawing 721/01 Revision 0, July 2026. The red note requires sonde-and-trace/radar survey before groundworks and records the indicative large surface-water sewer/stream.

Drawing note

“Significant surface water sewer / stream. Indicative position only and taken from information supplied by Southern Water - sonde & trace / radar survey to be undertaken before commencement of any ground works. Size, condition, depth and material unknown but assumed to be 1800 diameter.”

