

Catherine Cardin

From: drainage
Sent: 31 March 2026 17:10
To: Catherine Cardin
Cc: drainage
Subject: 2026.03.31 Re: DM/26/0620 - Willowfield 25 Alexandra Road Burgess Hill West Sussex RH15 0EP

Dear Catherine,

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

We understand the proposed application is for a double storey rear extension, rear single storey extension, double storey side extension, alterations to main roof, pitched roof above existing garage and flat porch canopy above front door. Composite cladding to front and rear. (amended description 17.03.2026)

The Flood Risk Assessment by Breeze Architects has been reviewed, and we have the following comments:

Flood Risk

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.

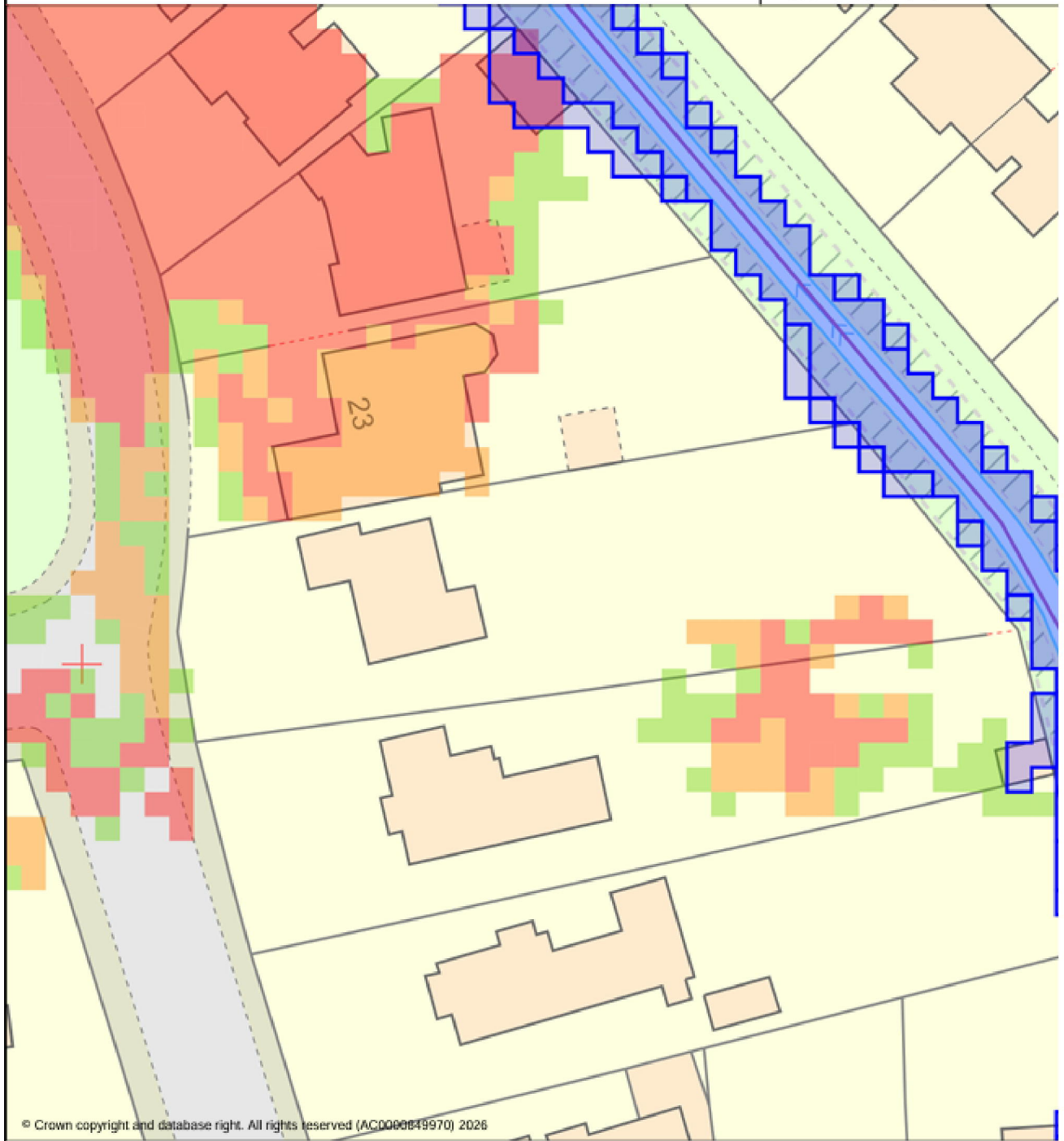
Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

We acknowledge that some of this guidance still refers to flood zones, however it should be read as ‘flood zone or equivalent’.

The site is located within Flood Zones 1 to 3 (Very Low to High risk of fluvial flooding).

However, the Risk of Flooding from Surface Water mapping indicates that parts of the site are at “Very Low” to “High” surface water flood risk (comparable to Flood Zones 1 to 3b).

The proposed extension (built footprint) is located outside the extent of Flood Zones 3b and 3a for fluvial and surface water.



There will be no increase in vulnerability at the site.

The proposed application is a minor development and fits within the EA Standing Advice.

We have **no objection** to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Any amendments to the drainage on site can be managed via building regulations and building control as necessary.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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