

Application Reference: DM/26/0157

Site Address: 66 Meadow Drive, Lindfield, Haywards Heath, West Sussex RH16 2RR

Proposal: Single storey front, side and rear extensions

Response to Flood Risk and Drainage Team Objection – Surface Water Flood Risk

This addendum has been prepared in response to the objection raised by the Mid Sussex District Council Flood Risk and Drainage Team regarding the relationship between the proposed extensions and the mapped 1 in 30-year surface water flood extent identified within the Environment Agency Risk of Flooding from Surface Water (RoFSW) mapping.

1. Fluvial Flood Risk

The submitted Flood Risk Assessment confirms that the site lies within Flood Zone 1 and is therefore at low probability of fluvial flooding. This position remains unchanged and is not disputed.

2. Nature of the Identified Surface Water Flow Corridor

Environment Agency RoFSW mapping indicates a surface water exceedance flow corridor passing through the rear garden area of the site.

It is acknowledged that Planning Practice Guidance advises that surface water flood extents should be considered alongside fluvial flood zones when assessing development vulnerability. However, RoFSW mapping represents strategic national-scale modelling intended to identify indicative overland flow routing rather than define functional floodplain boundaries at individual residential plot scale.

The mapped corridor therefore represents a precautionary planning indicator rather than confirmation of site-specific hydraulic behaviour.

3. Relationship Between Proposed Extensions and the 1 in 30-Year Surface Water Flow Route

It is recognised that a limited portion of the proposed rear extension footprint marginally intersects the mapped 1 in 30-year surface water flood extent.

However, the layout and scale of the proposed development ensure that the surface water exceedance flow corridor across the site remains functionally retained.

Specifically:

- the rear extension occupies approximately 5.49 m of the total rear garden width of approximately 9.09 m

- approximately 3.6 m of unobstructed garden width remains available for exceedance routing across the site
- the extension is offset to one side of the plot rather than spanning the full width of the garden
- the proposed side extension retains approximately 900 mm clearance to the boundary
- continuous alternative overland routing around the extension footprint remains available within the curtilage

Accordingly, the proposal does not obstruct the mapped flow corridor and does not interrupt surface water conveyance through the site.

4. Functional Floodplain Interpretation

Reference has been made to areas exceeding the 3.3% Annual Exceedance Probability (1 in 30-year event) being considered comparable to Flood Zone 3b.

Functional floodplain designation relates to land where water must flow or be stored during flood events.

Given that:

- the extension does not span the full width of the mapped corridor
- approximately 3.6 m of routing width is retained
- exceedance routing through the garden remains continuous
- no material floodplain storage is removed
- the proposal represents modest extensions to an existing dwelling rather than new residential development

the proposal does not perform the functional role typically associated with development within Flood Zone 3b (or equivalent).

5. Environment Agency Standing Advice for Minor Development

Environment Agency standing advice for minor development seeks to ensure extensions do not obstruct flood flow paths or increase flood risk elsewhere.

The proposed extensions:

- retain exceedance routing across the rear garden
- do not redirect surface water toward neighbouring properties
- do not materially reduce flood storage
- do not alter site levels within the mapped flow corridor

The proposal therefore accords with the intent of Environment Agency standing advice.

6. Existing Development Context

The proposal relates to modest extensions to an established residential dwelling located within an existing suburban plot.

The development:

- does not introduce additional residential units
- does not increase the vulnerability classification of the site
- does not extend development into previously undeveloped land forming part of a wider floodplain system

7. Flood Resilience Measures

To ensure the development remains appropriate in flood risk terms:

- finished floor levels will match or exceed existing dwelling levels
- exceedance routing across the rear garden will be retained
- ground levels within the mapped corridor will not be raised

These measures ensure no increase in flood risk on-site or elsewhere.

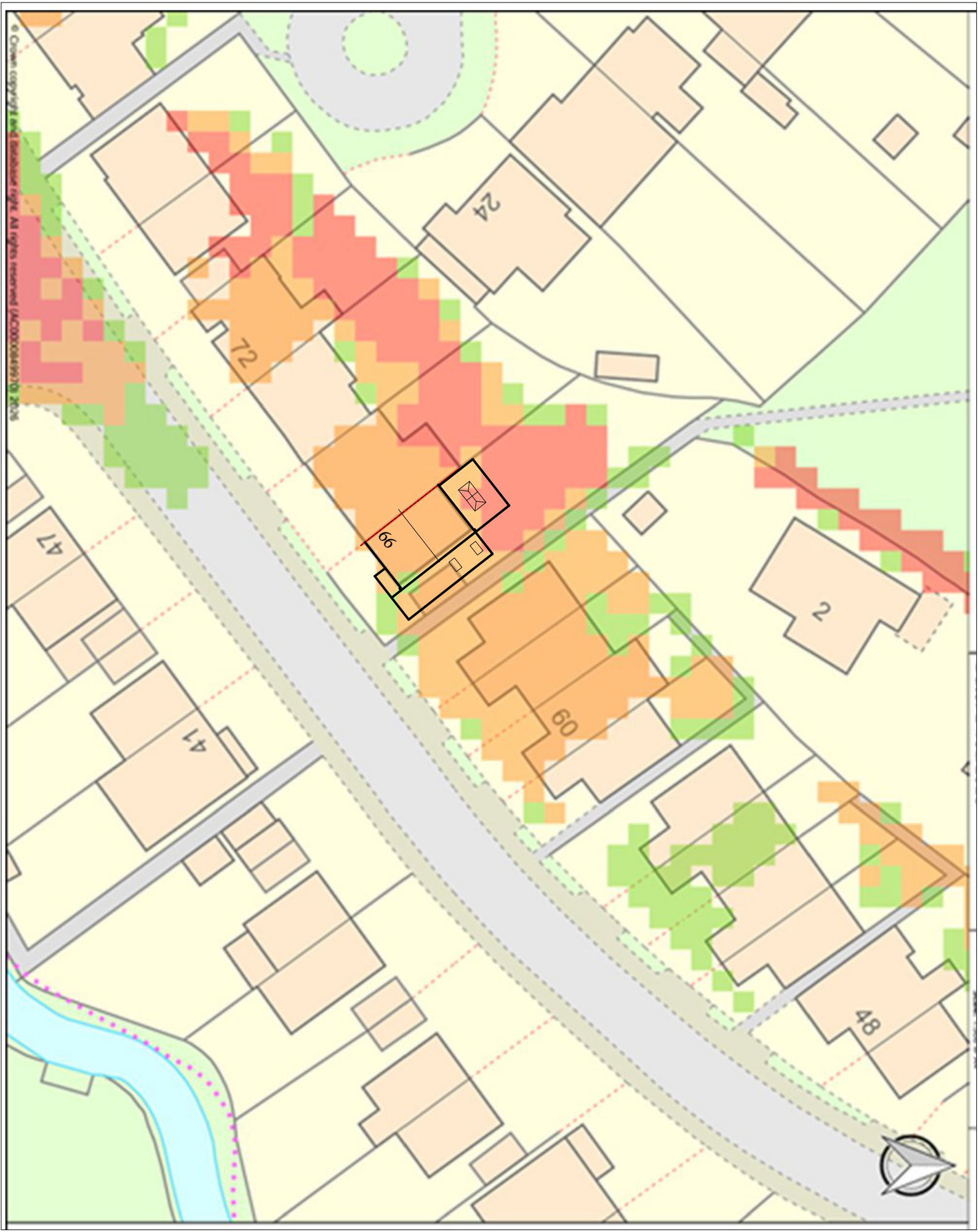
8. Conclusion

While a limited portion of the proposed rear extension marginally intersects the mapped 1 in 30-year surface water flood extent, the development:

- retains approximately 3.6 m of continuous exceedance routing width across the rear garden
- does not obstruct the mapped surface water conveyance corridor
- does not increase flood risk elsewhere
- does not introduce additional residential units
- represents modest householder extensions within an established residential curtilage

The proposal is therefore consistent with the objectives of the National Planning Policy Framework and Planning Practice Guidance in respect of flood risk and minor development.

It is respectfully requested that the Flood Risk and Drainage Team reconsider their objection in light of the clarification provided above.



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