

From: drainage <drainage@midsussex.gov.uk>
Sent: 27 November 2025 16:01:57 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.27 Re: DM/25/2664 - 37 Meadow Lane Burgess Hill West Sussex RH15 9HZ

Dear Andrew,

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

We understand the proposed application is for the construction of a two-storey side extension spanning the full depth of the main building footprint. Existing garage to be demolished and replaced with extension above and behind. Ground floor garage door to the front and patio door to the rear. First floor window to the front and also rear.

The Flood Risk Assessment provided by the Applicant (Reference: AEG Site Location: Issue 9481_RH15_Mid_Sussex_01) has been reviewed and we would comment as follows:

Flood Risk

[The Planning Practice Guidance for Flood Risk and Coastal Change](#) requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the [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 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 applicant has failed to demonstrate that the proposed development is outside of the 1:30 flood extent (Flood Zone 3b functional flood plain). As per the Environment Agency's standing advice for minor extensions, development within the 1:30 flood extent is not permissible.

It is the Flood Risk and Drainage Team's findings that, following the latest guidance on assessing flood risk the site is located within the equivalent of Flood Zone 3b (1:30 flood extent) and the proposed development a more vulnerable development 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