

From: drainage <drainage@midsussex.gov.uk>
Sent: 22 April 2026 11:08:17 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>; "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: 2026.04.22 Re: DM/25/2664 - 37 Meadow Lane Burgess Hill West Sussex RH15 9HZ

Dear Andrew,

In response to your email below:

Flood Risk

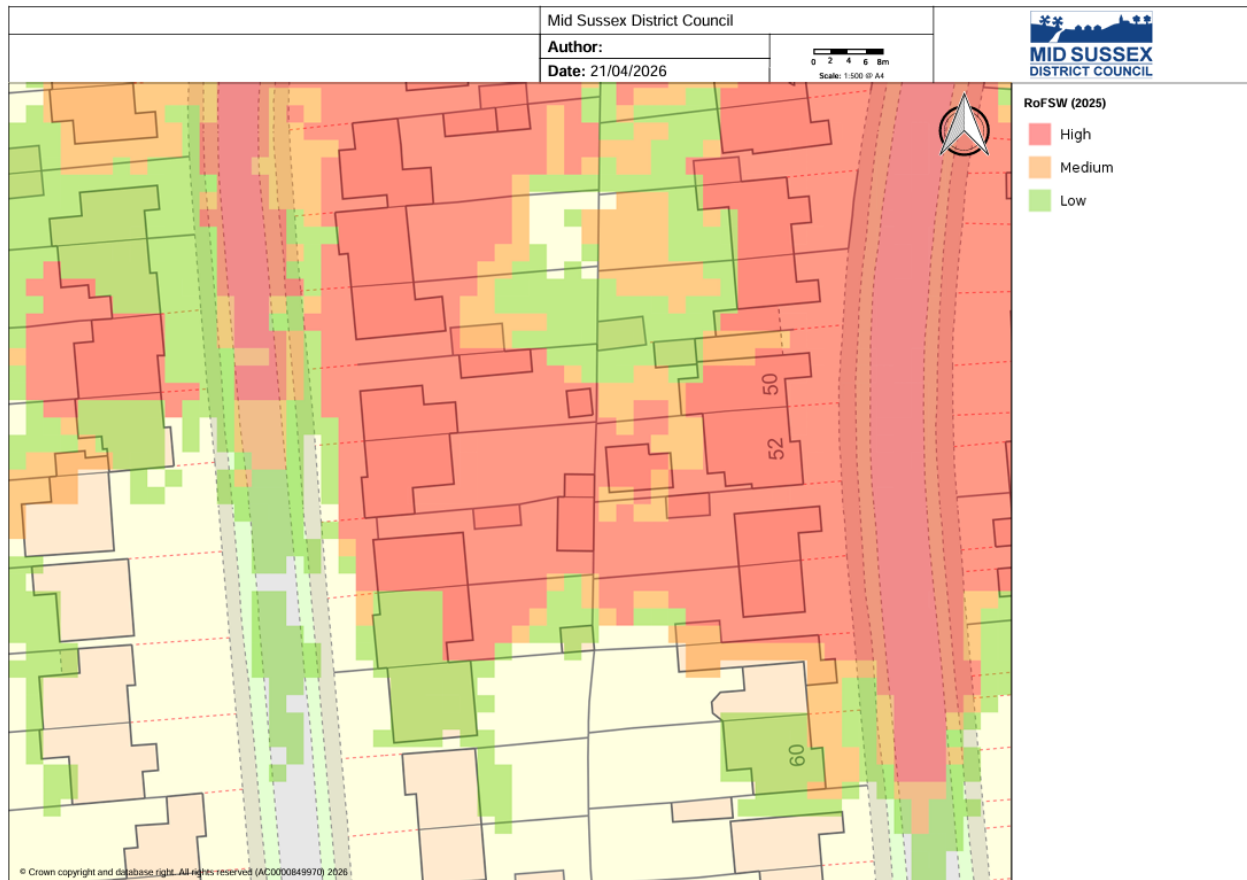
The Planning Practice Guidance for Flood Risk and Coastal Change requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the National Planning Policy Framework. This means that surface water flood risk extents should be considered comparable 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

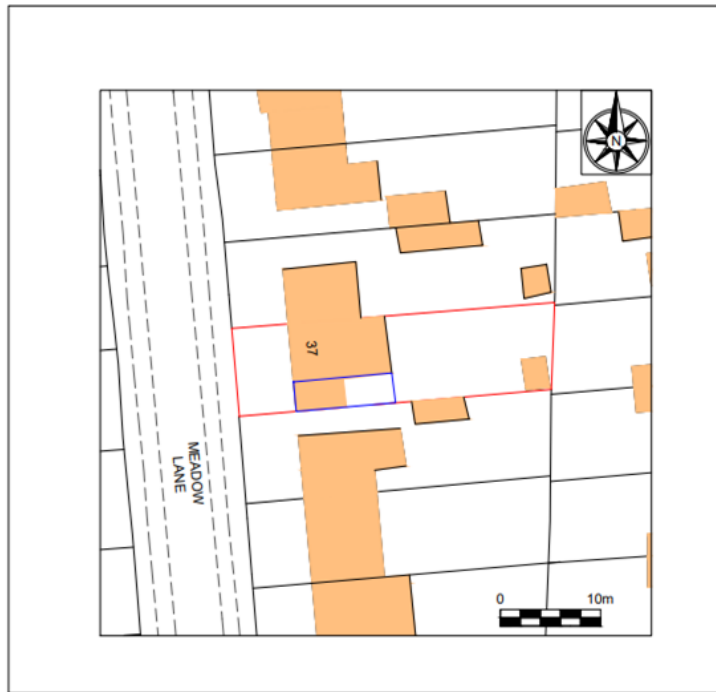
We acknowledge that some of this guidance still refers to flood zones, however it should be read as 'flood zone or equivalent'.

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.

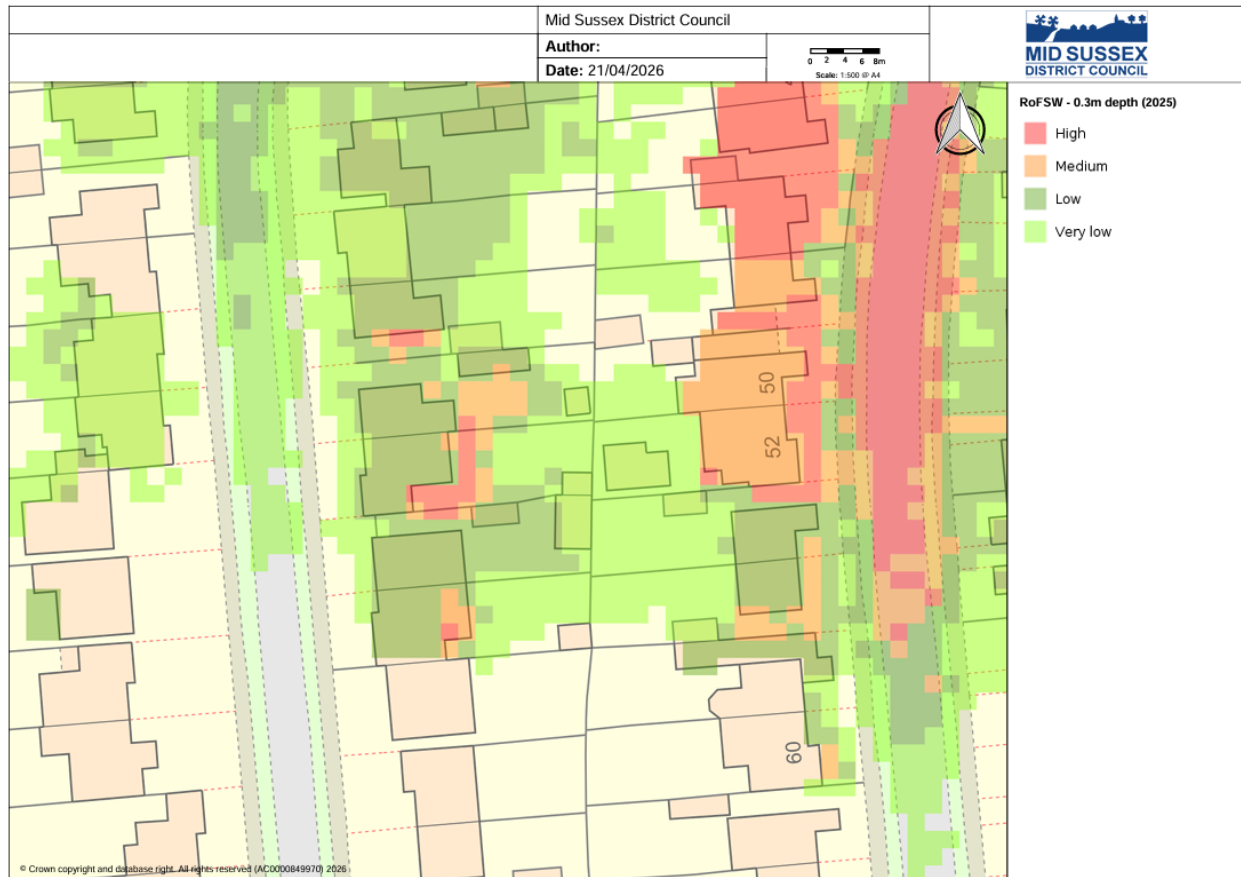
By moving the garage further to the rear, the applicant is not following the sequential approach within the site. The sequential approach requires development to be located in areas at the lowest available flood risk in the first instance, with higher risk areas avoided where reasonably possible. This applies not only to site selection but also to the layout of development within a site.



RED = BOUNDARY LINE
BLUE = PROPOSED EXTENSION

37 MEADOW LANE BURGESS HILL WEAST SUSSEX RH15 9HZ	SCALE : 1:500 @ A4	
	DATE : 18/04/2025	
	DRAWN : P.STACEY	
	SHEET No	1/1
BLOCK PLAN	DRAWING NUMBER 37_BP	
	REVISION	A

In this case, the revised layout would place built development further into the Flood Zone 3b extent (1 in 30-year surface water flood extent) with deeper floodwater, rather than directing development to areas of lower flood risk (its current position). This would increase the encroachment into land required for flood flow and storage, and is likely to result in the displacement of surface water both on-site and elsewhere under present-day conditions.



In addition, we note that the proposal now introduces an internal access from the garage into the dwelling, which did not previously exist. This raises further concerns regarding the potential for increased risk to people, as it creates a direct pathway between an area at flood risk and habitable parts of the property.



As the plans currently stand, we would not support the application.

In terms of a potential way forward, if the garage were to remain in its current footprint (with no internal door) and a first floor were created via cantilever over the rear of the garage (with no increase in built footprint at ground floor level within the Flood Zone 3b extent), we would be more likely to support such an approach.

Best Wishes
Emma

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

From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Sent: 17 April 2026 16:39
To: drainage <drainage@midsussex.gov.uk>

Subject: RE: 2026.04.07 Re: DM/25/2664 - 37 Meadow Lane Burgess Hill West Sussex RH15 9HZ

Emma,

Thanks for this, I have spoken by my senior colleague Rachel Richardson about this and wonder if Jackie (or the engineer who dealt with the case) can confirm whether in any circumstance applicant can overcome their objections given the proposed ground floor would still be a garage and not habitable accommodation so the level of vulnerability unchanged with whole site on 3b land.

Can Jackie (or relevant engineer) also confirm that they would be happy to defend the objection at appeal.

Look forward to hearing from you.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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Working together for a better Mid Sussex



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

Sent: 07 April 2026 22:49

To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

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

Subject: 2026.04.07 Re: DM/25/2664 - 37 Meadow Lane Burgess Hill West Sussex RH15 9HZ

Dear Andrew,

Thank you for re-consulting the Flood Risk and Drainage team on the above application. We have reviewed the information submitted since our previous comments (27.11.2025) and can confirm our earlier comments remain valid. See attached.

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

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