

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 July 2026 17:35:10 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.01 Re: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR

Dear Anna,

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

We have reviewed the revised the Proposed Elevations Floor and Roof Plans ref: Drg 2026-03-02.

The applicant has failed to demonstrate that the proposed development is located outside of the 1 in 30-year surface water flood extent. In the absence of such evidence, and based on the latest flood risk mapping, part of the site is considered to fall within the equivalent of Flood Zone 3b (functional floodplain).

Utilising the Flood Risk Vulnerability and Flood Zone Compatibility Table (PPG Paragraph 079), 'more vulnerable' development is not permitted within Flood Zone 3b.

Furthermore, the Environment Agency's standing advice for minor development confirms that development within the 1 in 30-year flood extent is not permissible.

The Flood Risk and Drainage Team, therefore, maintains our Objection, 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
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