

From: drainage <drainage@midsussex.gov.uk>
Sent: 09 January 2025 13:12:31 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: RE: DM/24/2933 - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS

Dear Anna,

Further to your correspondence below, please see support and guidance provided by the Flood Risk and Drainage team that we hope supports your clients request. It is not possible for the applicant to speak directly with our Engineers at present, however Jonathan's query was addressed by them and the below has been supplied for you. Of course, should you require anything further do let us know.

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. The proposed development site is located within an area impacted by the 1:30, 1:100 and 1:1,000 flood events (high, medium, and low surface water flood risk). Following the approach set out under the NPPF for assessing fluvial flood risk (flood zones) this area would be considered consistent with Flood Zone 3b (1:30 extent), Flood Zone 3a (1:100 extent), and Flood Zone 2 (1:1000 extent).

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

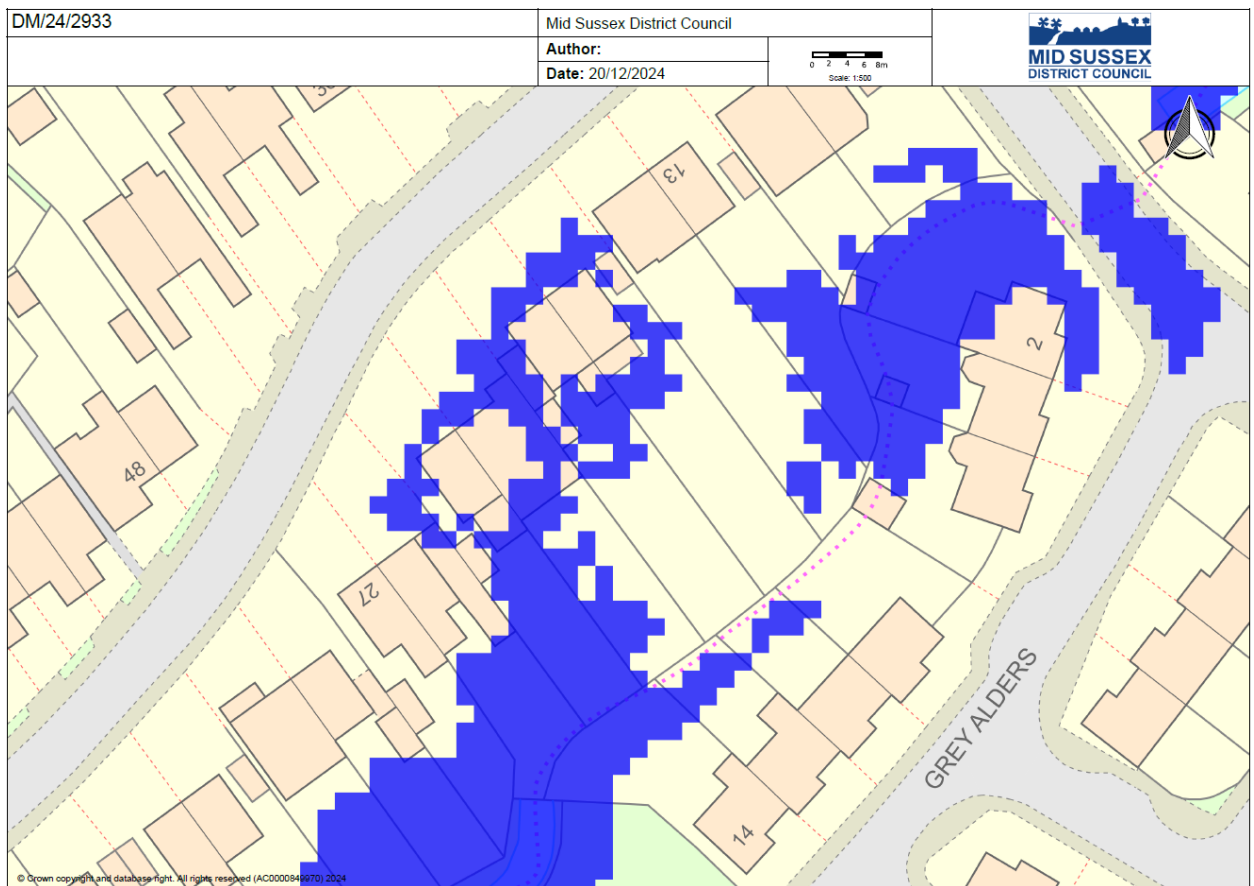
We acknowledge that some of this guidance still refers to flood zones, however it should be read as 'flood zone or equivalent'.

The PPG states that the design flood event for surface water is the 1:100 plus an allowance for climate change which is the same as for river flood events.

The Mid Sussex's Strategic Flood Risk Assessment provides guidance on when areas should be considered functional flood plain (Flood Zone 3b), these are:

- All areas within present-day Flood Zone 3
- Any land impacted by the 1:30 flood extent or designed to flood during a 1:100 event, and
- Areas of high surface water flood risk (1:30 extent)

Based on the latest guidance that all sources of flooding should be considered consistently the site meets one of the reasons an area would be considered functional floodplain (Flood Zone 3b); it's location within the 1:30 surface water flood extent.



The proposed development is a 'more vulnerable' development.

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 is a more vulnerable development.

As per the Environment Agency standing advice for minor extensions, development within the 1:30 flood extent is not permissible.

- In order to assist please see above extract from our Environment Agency mapping of the surface water flood extents. There is a publicly available searchable and downloadable maps available: Defra Data Services Platform (select the relevant layers for the 1:30, 1:100 and/or 1:1000 extents) Please could the Applicant overlay their proposed extension footprint on the above (or similar) screenshot of the 1:30 flood extent for us to review any encroachment?

If the proposal is outside of this extent then additional resistance and resilience mitigation will need to be evidenced at this location, as this development is classified as 'more vulnerable'.

In addition, the Flood and Drainage Team would have no objection to the scheme if surface water modelling can be provided which demonstrates that the development design ensures that, for the 1:100 year + climate change event:

- Site users are safe in the event of a flood
- There is no loss of floodplain storage
- There is no impedance of overland flows
- There is no increase in flood risk

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 07 January 2025 12:11
To: Jonathan Talley <jon@jtalimited.co.uk>; drainage <drainage@midsussex.gov.uk>
Cc: Andy Watt <Andy.Watt@midsussex.gov.uk>; Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Subject: RE: DM/24/2933 - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS

Dear Jonathan

Thank you for your email. I note that you are intending to provide the **surface water modelling** information.

I have reviewed the application under DM/20/0804 for No 21 Meadow Drive, which was dealt with by my colleague, Andrew Watt. I have reviewed the Officers report and I note that there was no consultation of the Drainage Engineers at that time. This may be because at that time the site did not fall within the Surface Water Flooding zone, the areas of which are regularly monitored and mapped.

I have copied the Flood Risk and Drainage Team into this reply so that they can provide a contact for you to speak with to establish the exact level of detail they require.

I hope that they will be in touch directly with you to help you further in this regard.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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From: Jonathan Talley <jon@jtalimited.co.uk>
Sent: 07 January 2025 11:30
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Mark Casey <mkc_1980@hotmail.com>
Subject: Re: DM/24/2933 - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS

Hi Anna

Thanks for coming back to me

We are intending to get the modelling undertaken but would query why this has been raised for this property and not the extension to 21 Meadow Drive (next door and approved under reference number DM/20/0804) that has the same amount of area hatched in the blue on the image provided and also their building works extended right up to the boundary, whereas we are proposing a break between the house and the boundary allowing a route through.

Are we able to establish the reasoning for this additional requirement or speak with the Flood Risk and Drainage Team to establish the exact level of detail they require as the neighbouring property obviously sets a precedent for not requiring this additional information and the costs associated.

Thanks

Kind regards

Jon

Jonathan Talley - Director

For and on behalf of Jonathan Talley Architects Limited

email jon@jtalimited.co.uk

telephone 07956 870 019

website www.jtalimited.co.uk

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On Tue, 7 Jan 2025 at 10:33, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Good Morning Jonathan

I have to take advice from my Drainage colleagues regarding potential flooding issues seriously in the determination of an application.

As it stands I would have to recommend the application is refused, unless they can be convinced, with consideration of the requested evidence, that there would not be an adverse effect.

Please can you advise me how your clients wish to proceed, or if they would prefer to Withdraw the application? As you are aware I have yet to arrange my site visit.

Whilst writing I should advise you that I shall be on a period of leave from the end of 10th January until 21st January 2025.

Regards
Anna Tidey
Planning Officer

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From: Jonathan Talley <jon@jtalimited.co.uk>

Sent: 06 January 2025 15:17

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: Re: DM/24/2933 - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS

Thanks Anna

Can I assume if you determined it without the modeling then it would be refused?

Is this the only point of concern in regards to the application as there is a cost to providing this surface water modelling.

Kind regards

Jon

Jonathan Talley - Director

The Office will be closed from 5pm Thursday 19th December reopening on Tuesday 7th January - Happy Christmas

For and on behalf of Jonathan Talley Architects Limited

email jon@jtalimited.co.uk

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On Mon, 6 Jan 2025 at 14:47, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Good afternoon Jon

Thank you for your email, and Happy New Year.

Yes, what has been requested is **surface water modelling** information. This needs to demonstrate 'that the development design ensures that, for the 1:100 year + climate change event:

- Site users are safe in the event of a flood
- There is no loss of floodplain storage
- There is no impedance of overland flows
- There is no increase in flood risk '

Please confirm whether your clients will provide this supporting information? If they are not agreeable I can determine the application as submitted, or you can Withdraw the application in writing. I look forward to hearing from you.

Regards

Anna Tidey
Planning Officer

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From: Jonathan Talley <jon@jtalimited.co.uk>
Sent: 06 January 2025 11:17
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Re: DM/24/2933 - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS

Hi Anna
I hope you are well and had a good break over Christmas
Can you just confirm what you are requiring from us? Is it a surface water modeling report?
Thanks
Kind regards
Jon

Jonathan Talley - Director

The Office will be closed from 5pm Thursday 19th December reopening on Tuesday 7th January -
Happy Christmas

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On Mon, 23 Dec 2024 at 09:23, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Good morning Jonathan

Following on from your recent communication I realise that you may not receive this email until the New Year. I received the attached consultation response from the Flood Risk and Drainage Team regarding this application on Friday last week.

As you can see they have raised an objection and request the submission of further supporting information. They state that they would have no objection to the scheme if surface water modelling can be provided.

I await your confirmation whether your clients will wish to provide this supporting information. If not I can determine the application as submitted, or the application can be Withdrawn in writing.

I look forward to hearing from you.

Regards

Anna Tidey

Planning Officer

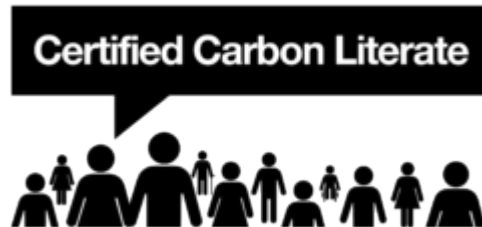
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From: drainage <drainage@midsussex.gov.uk>

Sent: 20 December 2024 17:26

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

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

Subject: 2024.12.20 Re: DM/24/2933 - App - Minor - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS

Dear Anna,

Thank you for consulting the Flood Risk and Drainage Team with regard to the above application. We understand the application is for demolition of existing garage and erection of a two storey rear and side extension and new front porch. The Flood Risk Assessment provided by the Applicant has been reviewed, and we would comment as follows:

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The site is shown to be at very low, low, medium, and high surface water flood risk (comparable to flood zone 3b, 3a, 2 and 1).

The proposed development site is located within an area impacted by the 1:30, 1:100 and 1:1,000 flood events (high, medium, and low surface water flood risk). Following the approach set out under the NPPF for assessing fluvial flood risk (flood zones) this area would be considered consistent with Flood Zone 3b (1:30 extent), Flood Zone 3a (1:100 extent), and Flood Zone 2 (1:1000 extent).

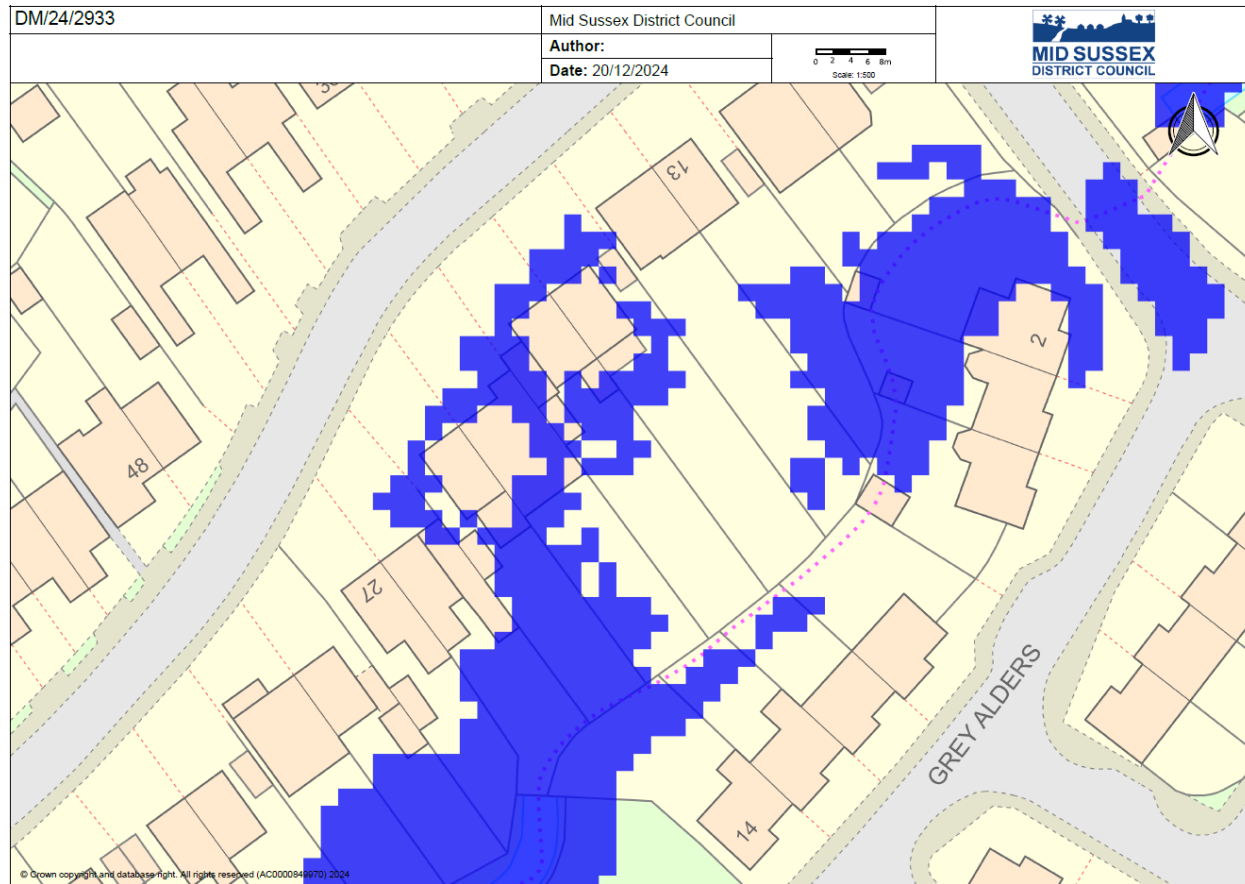
Annual exceedance	Flood Zone	Surface Water Flood Risk
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The PPG states that the design flood event for surface water is the 1:100 plus an allowance for climate change which is the same as for river flood events.

The Mid Sussex's Strategic Flood Risk Assessment provides guidance on when areas should be considered functional flood plain (Flood Zone 3b), these are:

- All areas within present-day Flood Zone 3
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- Areas of high surface water flood risk (1:30 extent)

Based on the latest guidance that all sources of flooding should be considered consistently the site meets one of the reasons an area would be considered functional floodplain (Flood Zone 3b); it's location within the 1:30 surface water flood extent.



The proposed development is a 'more vulnerable' development.

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 is a more vulnerable development.

As per the Environment Agency standing advice for minor extensions, development within the 1:30 flood extent is not permissible. In the event that the proposal is outside of this extent then additional resistance and resilience mitigation will need to be evidenced at this location, as this development is classified as 'more vulnerable'

In addition, the Flood and Drainage Team would have no objection to the scheme if surface water modelling can be provided which demonstrates that the development design ensures that, for the 1:100 year + climate change event:

- Site users are safe in the event of a flood
- There is no loss of floodplain storage
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- There is no increase in flood risk

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not

object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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

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