

Matthew Da Silva
c/o Mrs Juliana Pessoni
2 Woodfield Burgess Hill
West Sussex RH15 0WA
11th February 2026

To Liz Everest
PHONE: 01444 477123
E-MAIL: planningvalidation@midsussex.gov.uk

REFERENCE: DM/26/0279

DESCRIPTION: The proposed plans indicate that the existing detached garage, outbuilding, and conservatory to the rear of the dwellinghouse would be removed. These would be replaced with a two-storey side and rear extension, set back from the front wall of the dwellinghouse, along with a ground- floor rear extension.

LOCATION: **HILLVIEW 8A SLIMBRIDGE ROAD BURGESS HILL WEST SUSSEX**

Flood Risk Assessment – Validation Reconsideration

Dear Mrs Liz

I am writing to request reconsideration of the invalidation of our householder planning application by Mid Sussex District Council, referenced above, which was made on the basis that a Flood Risk Assessment (FRA) is required.

The proposal relates to a minor residential extension within an established residential curtilage, on a site of approximately 390m² (0.039 hectares), which is significantly below the 1-hectare threshold identified within the Council's Local Validation Checklist.

In reviewing the Environment Agency flood mapping:

- The site is not located within Flood Zones 2 or 3 on the Flood Map for Planning. (**Figure 1**)
- The Flood Risk Summary identifies the property as being at "Very Low" annual probability of flooding (less than 0.1%), including future projections. (**Figure 3**)
- The Long Term Flood Risk Map identifies the site as having a "Very Low" chance of surface water flooding, which represents the lowest risk category available. (**Figure 3**)

A "Very Low" classification reflects minimal probability and is not equivalent to land identified as being within a functional floodplain or a defined flood risk zone.

Given that:

- The proposal is a minor householder extension;
- The site area is substantially below 1 hectare;
- The site is not within Flood Zones 2 or 3;
- The identified surface water classification is "Very Low," representing the lowest available risk category;

We respectfully submit that the requirement for a site-specific Flood Risk Assessment would not be proportionate to the scale and nature of the development in accordance with national planning guidance and the Council's validation criteria.

We therefore kindly request that the application be reinstated and validated. If the Local Planning Authority considers that an FRA is still required, we would appreciate clarification as to the specific policy interpretation or site-specific evidence that justifies this requirement in this instance.

Thank you for your consideration, and we look forward to your response.

Yours sincerely

Juliana Pessoni
Architeturual Designer

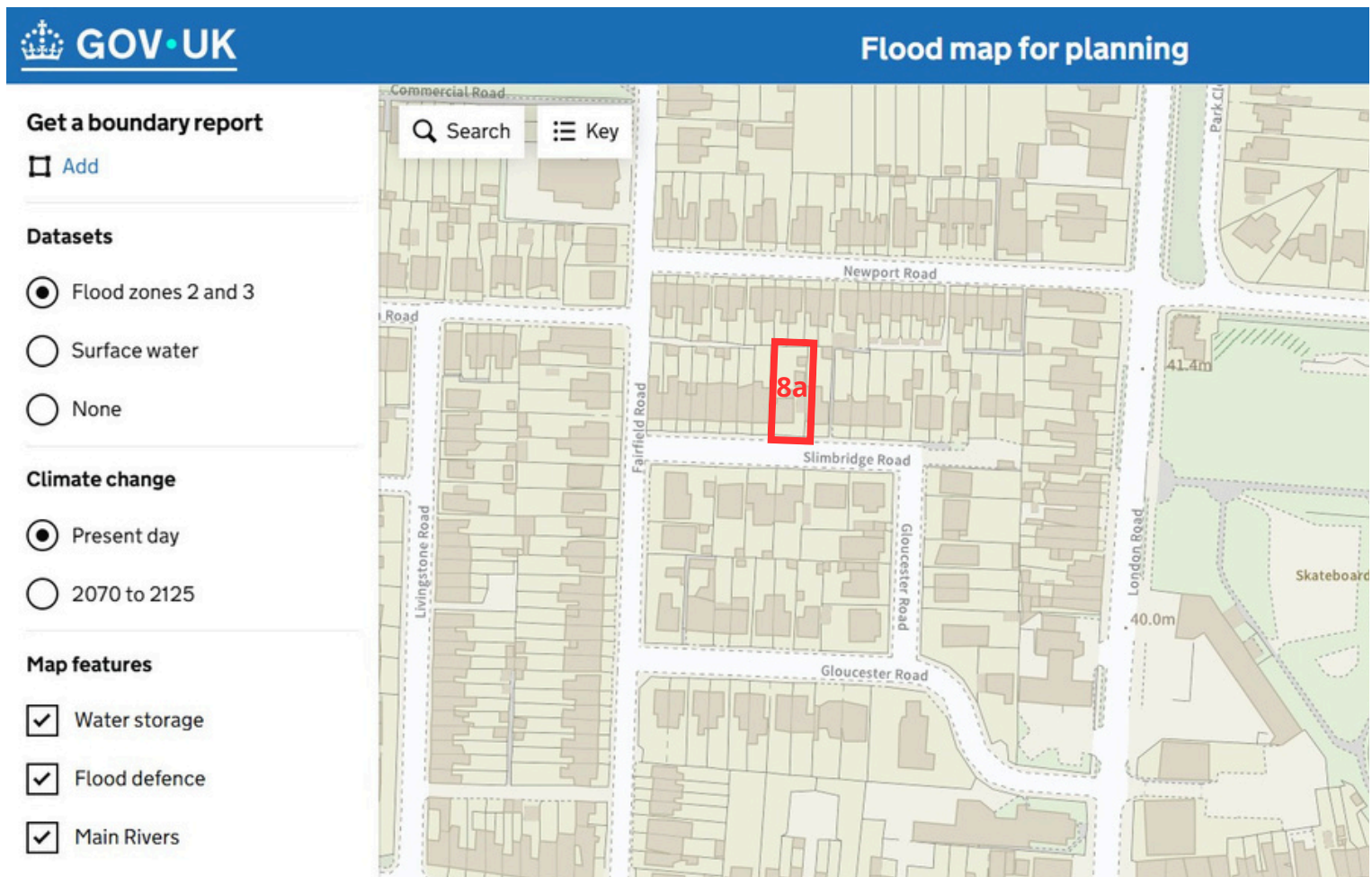


Figure 1 – Environment Agency Flood Map for Planning
The site is not located within Flood zones 2 and 3
Source: Environment Agency – Flood Map for Planning
(accessed 11 February 2026)

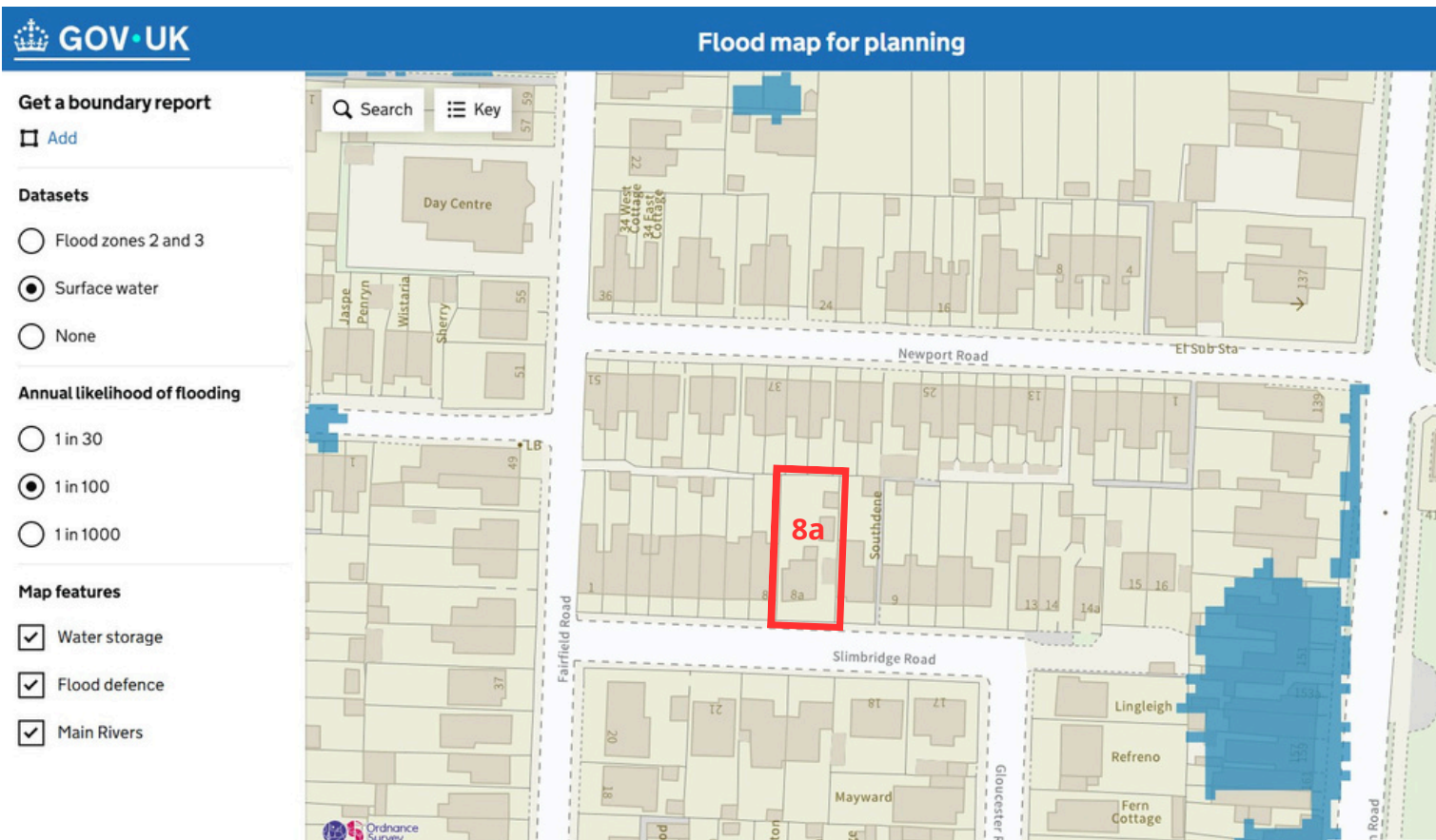


Figure 2 – Environment Agency Flood Map for Planning

The site is not identified within a defined surface water flood extent area on the Flood Map for Planning

Source: Environment Agency – Flood Map for Planning
(accessed 11 February 2026)

Check your long term flood risk

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Flood risk summary



Your selected location: 8a, Slimbridge Road, Burgess Hill, RH15 8QE

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

Figure 3 – Flood Risk Summary (GOV.UK)

The summary confirms Very Low annual probability of flooding, including future projections.

Source accessed 11 February 2026