

Pre- Application Consultation Response

Pre- Application Details

Pre- Application Number	DM/25/1096
Response Date	23/07/25
Site Location	23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS
Development Description	Proposed demolition of existing garage and erection of a two storey rear and side extension and new front porch

We understand that the information submitted for this pre app is for the demolition of existing garage and erection of a two storey rear and side extension and new front porch.

Flood Risk

Information

[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

Table 1: Risk levels based on Environment Agency's Flood Map for Planning and Long Term Flood Risk Information Service (for surface water)

Application specific comment

Where a site (within the redline boundary) is impacted by flooding from any source a site-specific Flood Risk Assessment should be submitted in support of any application.

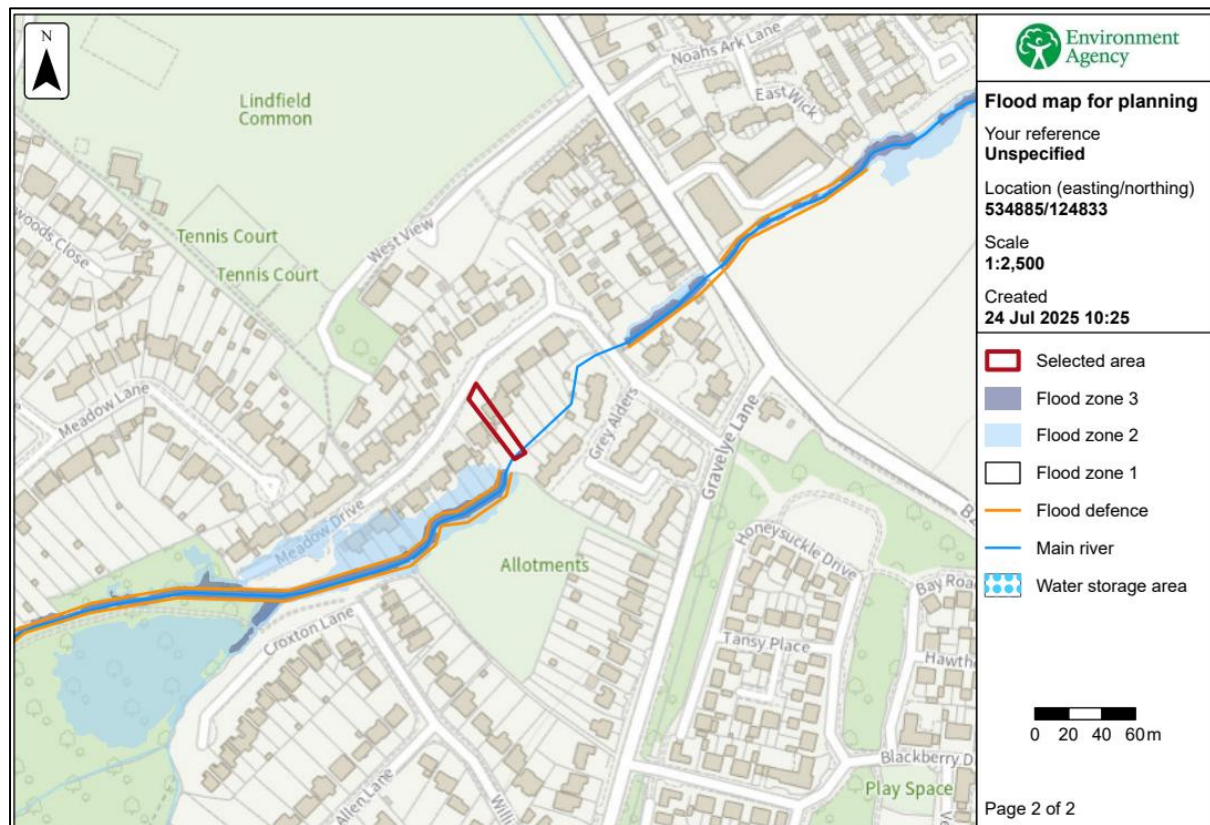


Figure 1: Flood Map for Planning (Source: Environment Agency)

The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The flood zones continue to reflect undefended, present-day flood risk from rivers and the sea. They do not account for climate change or the presence of flood defences, maintaining alignment with planning policy principles.

The Scrase Stream which is classified as a Main River by the Environment Agency is located to the rear of the site. The Scrase Stream is culverted in the location of the site.

The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

The RoFSW was created using a combination of local flood model information and national flood modelling. These were used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

As well as present day (2025) risk of flooding from surface water, climate change scenarios (2040 – 2060) have been produced to indicate the predicted impacts of climate change on future flood risk.

Climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office. They use a mid-range allowance within [Representative Concentration Pathway \(RCP\) 8.5](#).

A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

In the absence of climate change allowances provided until 2125 (NPPF (*Guidance Flood risk and coastal change considers* “Residential development can be assumed to have a lifetime of at least 100 years” Paragraph: 006 Reference ID: 7-006-20220825 Revision date: 25 08 2022) the Environment Agency have advised that “the time horizon [is] too short for most development types” and the “Climate change scenario [is] insufficiently precautionary” and “may be relevant to inform assessments, but additional information [is] usually needed” to established the designed flood level for the site.

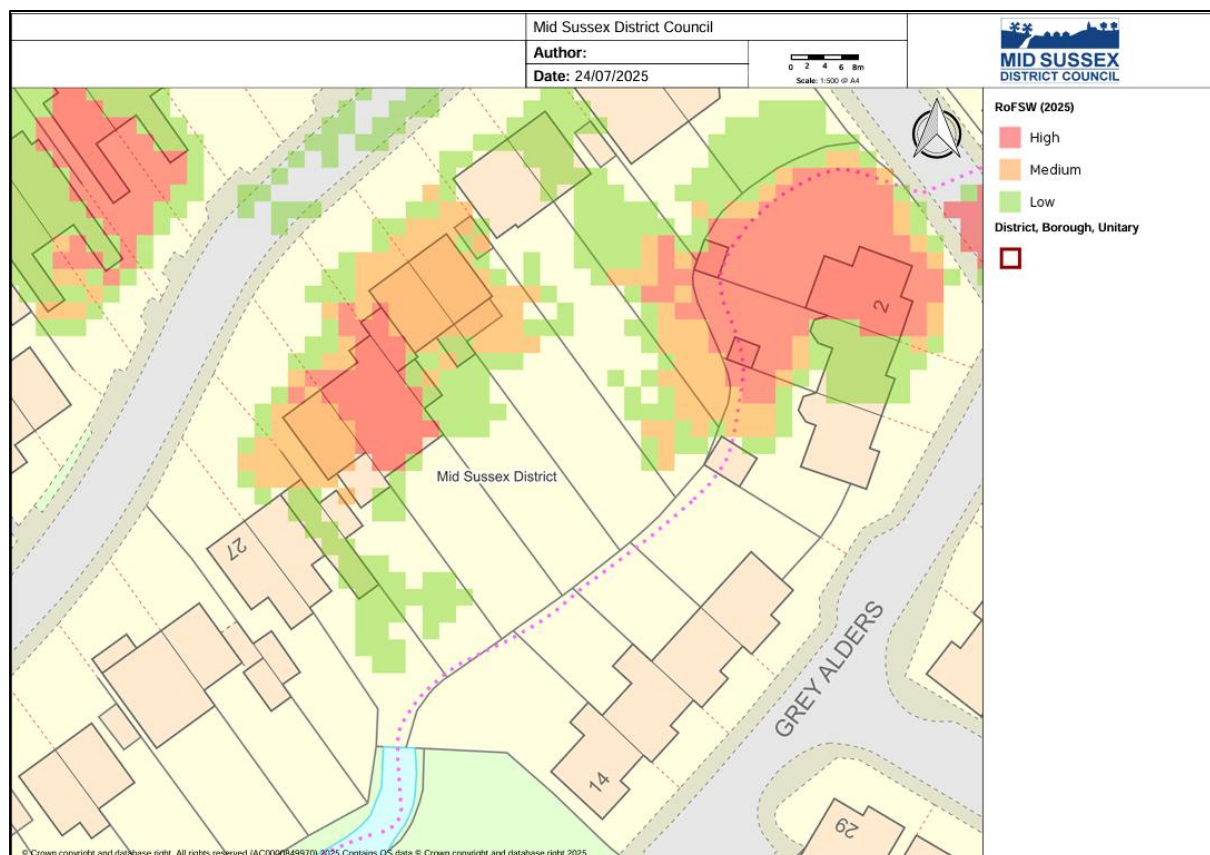


Figure 2: Risk of Flooding from Surface Water (RoFSW) (2025 present day) Source Environment Agency

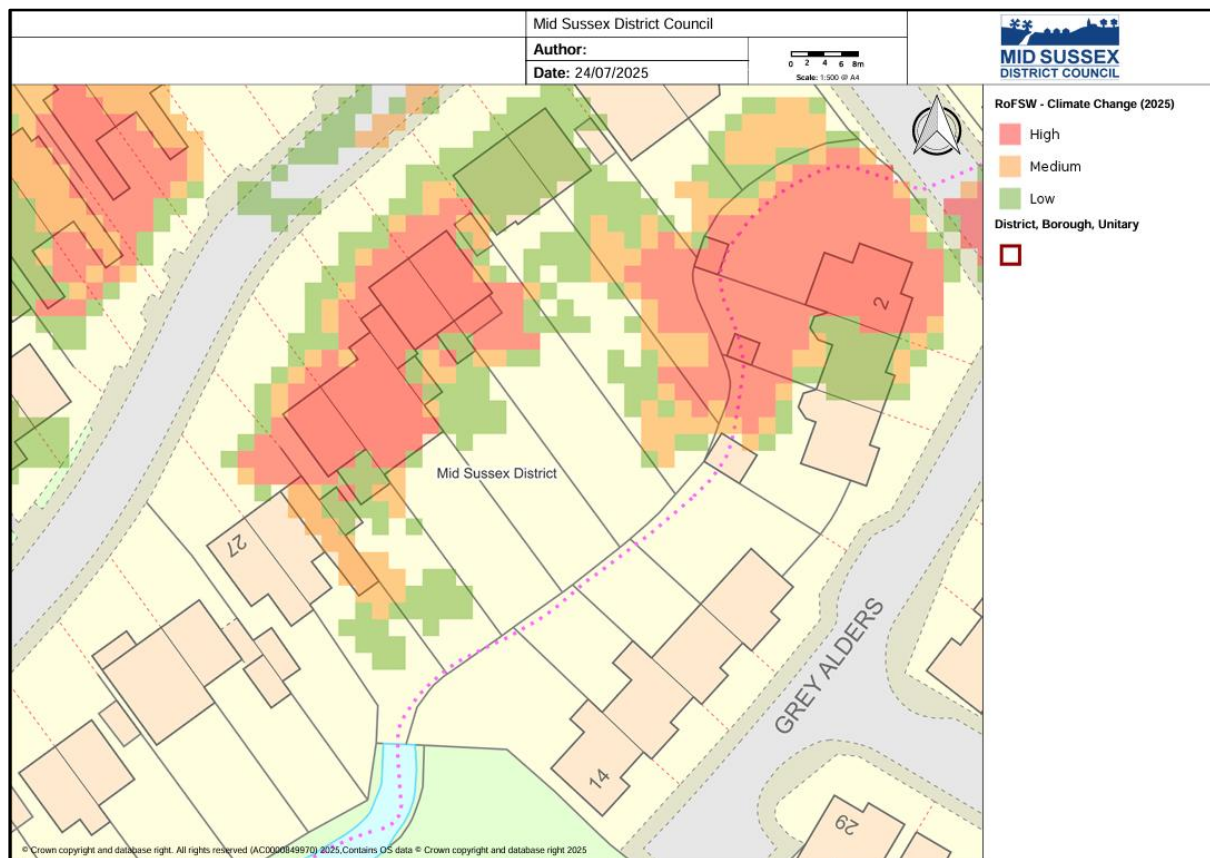


Figure 3: Risk of Flooding from Surface Water (RoFSW) (2040-2060) Source Environment Agency

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) for the present day (2025) and to be at very low to high surface water flood risk (comparable to flood zones 1 and 3b) within the climate change range of 2040 – 2060.

The PPG states that the design flood event for surface water is the 1:100 plus an allowance for climate change (Para. 002) which is the same as for river flood events.

Based on the latest guidance that all sources of flooding should be considered consistently, part of the site would be considered predominantly Flood Zone 3a, and predominantly outside of the functional floodplain (Flood Zone 3b).

The proposed development is a 'more vulnerable' development (NPPF, Annex 3).

Based on the plans provided we would support the proposed extensions if it can be demonstrated that the proposed built footprint is outside of the Flood Zone 3b extent at the present day.

Following the approach set out under the NPPF for assessing fluvial flood risk (flood zones) these areas would be considered consistent with Flood Zone 2 (1:1000 extent) and Flood Zone 3a (1:100 year extent).

The applicant should refer to the Environment Agency's standing advice for minor extensions, which was updated in August 2024 <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

In line with the Environment Agency's standing advice for minor extensions it is recommended finished floor levels are raised 300mm above the estimated 1:1000 surface water flood depth with climate change 2040 – 2060 (which is the proxy for the 1:100+CC for the lifetime of the development).

If it is not possible to raise the finished floor levels to the required height, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood depth. Your building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

Make sure your flood resilience plans follow the guidance in the Construction Industry Research and Information Association (CIRIA) Code of Practice for Property Flood Resilience.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Historical Flood Risk

Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Mid Sussex District Council's records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won't flood in the future.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

There may be sewers located on the site not shown on the plan which are now considered public sewers. Any drain which serves more than one property, or crosses into the site from a separate site may be considered a public sewer. Advice in relation to this situation can be found on the relevant water authority's website.

Surface Water Drainage & Foul Water Drainage

No site-specific information on the proposed surface water or foul water drainage arrangements has been provided.

At application stage we would expect the applicant to provide an outline into how drainage would be managed for the development.

However, any proposed drainage works would be chiefly covered under building regulations

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Further Advice

The Scrase Stream which is classified as a Main River by the Environment Agency is located to the rear of the site.

As the proposed development is within 20 meters of a Main River the Environment Agency would be consulted as part of any application as a separate permit or consent may be required.

For and on behalf of the Flood Risk and Drainage Team
Mid Sussex District Council
Telephone: 01444 477577 Option 3
drainage@midsussex.gov.uk
