

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 May 2026 13:31:16 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.01 Re: DM/26/0863 - 18 Malthouse Lane Burgess Hill West Sussex RH15 9XA

Dear Peter,

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

Note to Planner: As the plans currently stand, we would not support the application. We would not support any increase in built footprint at the ground floor level within the Flood Zone 3b extent (Red on the map below), as it's an in-principle objection. In terms of a potential way forward, we would support replacing the conservatory if it were to remain within its current footprint, as well as the attic room on the first floor.

We understand the proposed application is for the replacement of existing conservatory with single storey rear extension, hip-to-gable roof extension with two new pitched roof dormers to rear elevation and one new Velux roof window to front elevation, door and window alterations to ground floor side elevation.

The Flood Risk Assessment submitted by the applicant has been reviewed, and we have the following comments:

Flood Risk

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.

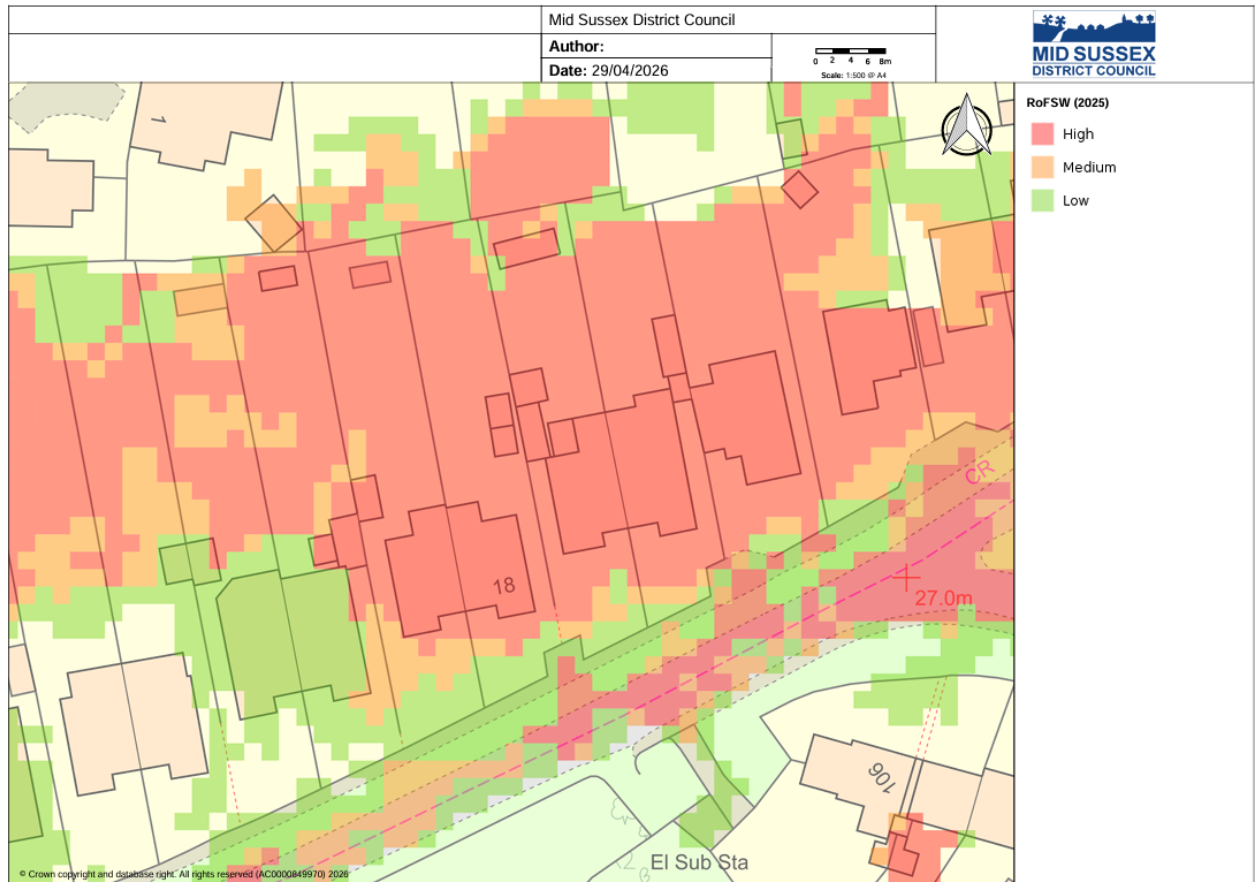
Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

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

The site is located within Flood Zones 1 (Very Low risk of fluvial flooding).

However, the Risk of Flooding from Surface Water mapping indicates that parts of the site are at “Low” to “High” surface water flood risk (comparable to Flood Zones 2 to 3b).

The proposed extension (built footprint) is located inside the extent of Flood Zone 3b for surface water.



In line with Planning Practice Guidance, surface water flood risk extents should be considered comparable to fluvial flood zones when assessing a development’s vulnerability and the need for a site-specific Flood Risk Assessment. Based on the Council’s adopted approach (aligned with West Sussex LLFA guidance), areas at greater than 3.3% Annual Exceedance Probability (AEP) (1 in 30-year event) are considered comparable to Flood Zone 3b (functional floodplain).

The proposal relates to a residential property, which is classified as ‘more vulnerable’ development (NPPF Annex 3).

The applicant has failed to demonstrate that the proposed development is located outside of the 1 in 30-year for 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, **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
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