

Planning Application Consultation Response

Application Details

Application Number	DM/25/0296
Response Date	28/02/25
Site Location	37 Blackthorns Lindfield Haywards Heath West Sussex RH16 2AX
Development Description	Demolition of single storey rear extension, erection of two storey side extension and lean to extension. Addition of front porch and PV panels on roof slope.
Recommendation¹	No objection

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

Application specific comment

The site is predominantly within 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) based on the Mid Sussex Strategic Flood Risk Assessment mapping.

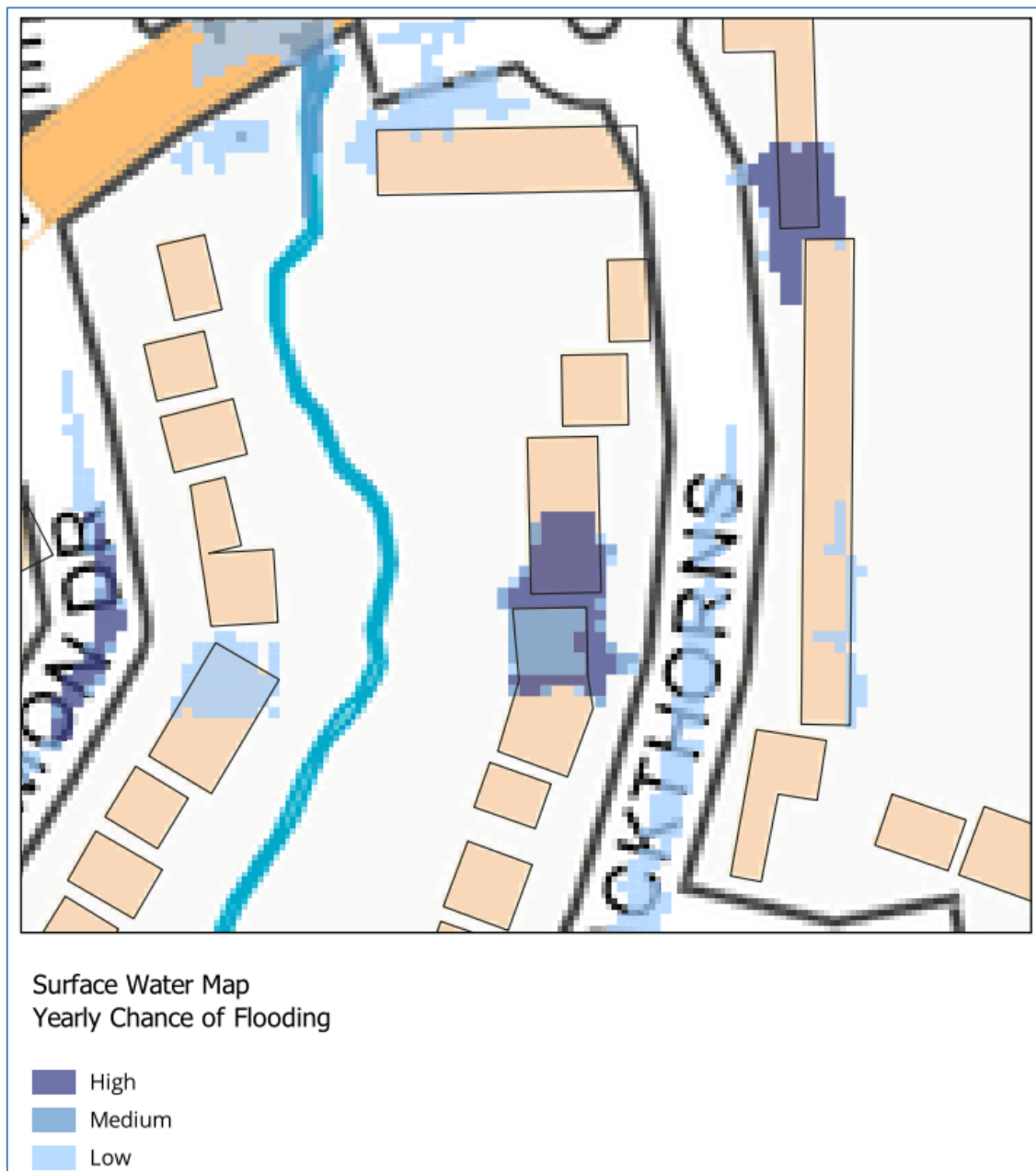
The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The Risk of Flooding from Surface Water mapping

¹ In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.

suggests that the surface water flood extents are shown to be significantly less at the site, with the entire site shown to be at Very Low Risk of Flooding from surface water both at the present day, and between 2040 and 2060.

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.



Updated Risk of Flooding from Surface Water mapping at the site

The Flood and Drainage Team would have no objection to the scheme if constructed in line with the Flood Risk Statement prepared by Curio Architects, including the mitigation measures outlined within.

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

Drainage features can be managed via building regulations and building control as necessary.

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