

Anna Tidey

From: Anna Tidey
Sent: 17 June 2026 15:00
To: Cilene Hamp
Cc: [REDACTED]
Subject: RE: DM/26/0157 - 66 Meadow Drive, Lindfield - Flood Risk Discussion
Attachments: RE: Drainage response Re: DM/26/0157 - 66 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RR; RE: DM/26/0157 Flood Risk Discussion; Officer report DM252235 23 Meadow Drive.pdf; 2025.09.26 Re: DM/25/2235 - 23 Meadow Drive Lindfield Haywards Heath West Sussex RH16 2RS; Officer report DM252235 23 Meadow Drive.pdf

Dear Cilene and Tracie

Thank you for your email which was received whilst I was on Annual Leave last week. I apologise for my delay in responding to you.

By way of explanation regarding your application, I refer to the attached email correspondence with your Agent, Steve Bull. In his email dated 20.05.2026 I was advised to substitute the original plans with plans removing the rear extension, hence the readvertisement process that followed. Steve has subsequently advised me that the application should revert to the original proposal, ie. to include the rear extension, see his email of 12.06.2026. I note that you have also expressed your wish to revert to the original proposal and I will put into motion the readvertisement of the application this afternoon. There will be a requirement to reconsult the various parties, including the Flood Risk & Drainage Team, to ensure that neighbours, consultees and the Parish Council are aware of the detail of the proposed development, to include the rear extension.

The original Plans will be saved again to the planning file and I will mark these as received on 12.06.2026. As a result I will need to request your agreement to a new Decision Target Date, of 17.07.2026, which can be by return email (either from yourselves or from Steve on your behalf).

As you are aware from my previous correspondence with Steve, and from the original and additional advice that has been provided in the consultation responses from the Flood Risk & Drainage Team, I am unable to make a positive recommendation on your application, as a result of the flood risk designation at your property.

Whilst I do appreciate your difficult circumstances and your wish to extend your living space to address your family needs the designation is an important and overriding factor. I am afraid that I do not feel that a site meeting can help to change this situation. I have to take the expert advice of my Drainage Engineers in making my recommendation on the proposal, and I remain of the opinion that my recommendation will be to refuse your proposed extensions. I note that your intention is to Appeal the Refusal, which is your right once the decision has been formally issued.

I have reviewed the details and the decision for the recent application at No 23 Meadow Drive. The MSDC decision to approve that proposal was based on the Officers assessment of that case. I attach for your information the Officer report which details the application and the policy considerations in that case. I note that the Flood Risk & Drainage Team had no objection to that proposal, finding that site to be in an area at low risk of flooding. Please see their detailed comments attached.

I will not comment in detail here regarding other developments that you refer to within the Meadow Drive area, other than to say that your proposal is being considered against the latest flooding data for the area, which is under regular review, considering climate change. It is possible that other cases in the road may have predated the latest flood mapping data which our Flood Risk & Drainage Team refer to, or fall outside the flood risk designation applicable to No 66.

I look forward to hearing from you and to your agreement to the new Decision Target Date that I have recommended above.

Kind regards

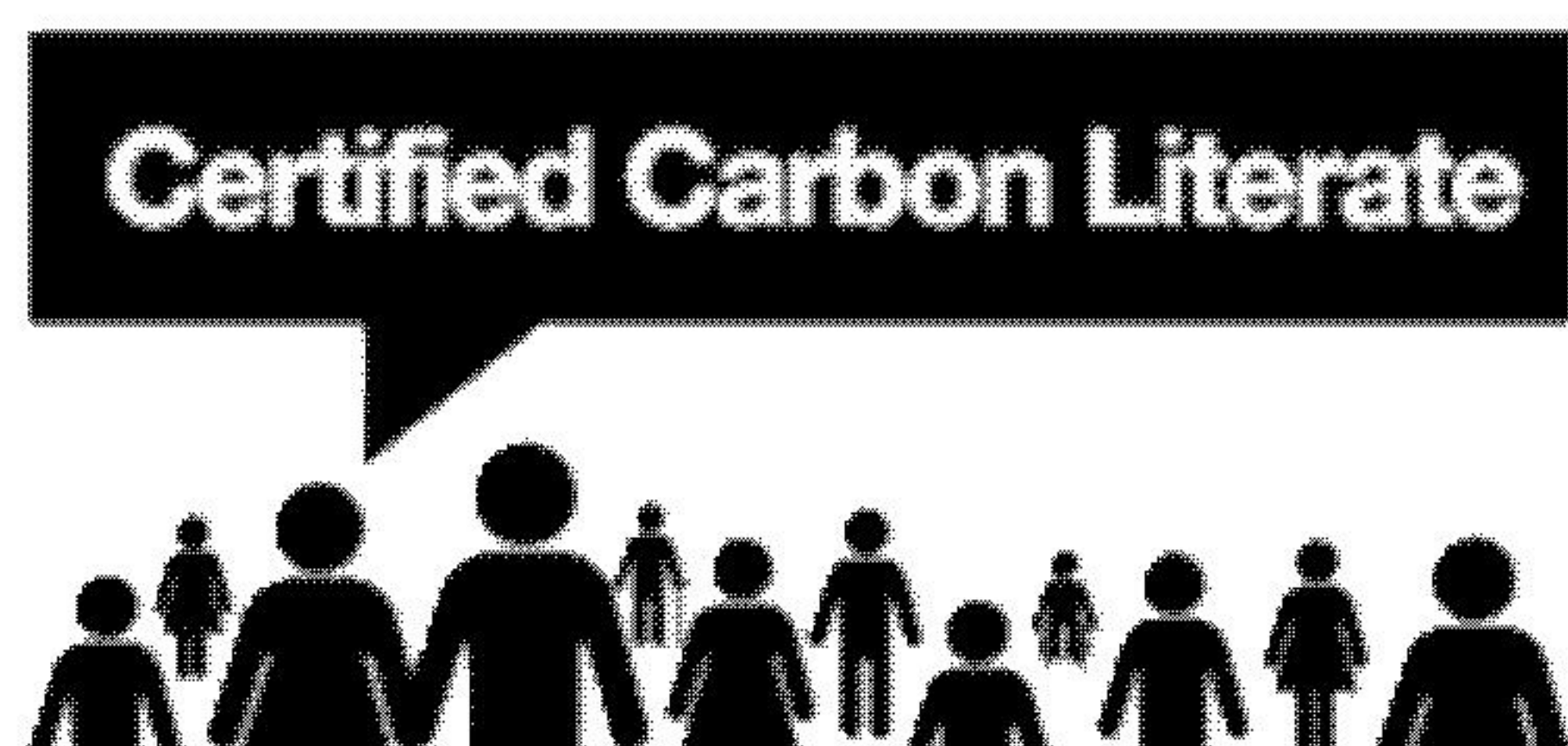
Anna Tidey

Planning Officer

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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Subject: DM/26/0157 Flood Risk Discussion

Dear Anna,

I hope you are well.

I am writing regarding our planning application for a front, side and rear single-storey extension at our property - 66 Meadow Drive, Lindfield (Ref: DM/26/0157), submitted on 22 January 2026.

Before addressing the planning concerns, we wanted to raise an issue regarding the most recent plans on file. We were surprised to discover that the rear extension appears to have been removed from the scheme. We had not agreed to this amendment and were not aware that the application had been revised in this way.

Unfortunately, the revised layout does not achieve the purpose of the project. The proposal is intended to provide a wheelchair-accessible ground-floor bedroom and shower room for my wife, who is disabled and living with cancer. These facilities would be created within the footprint of the existing kitchen, with a new kitchen located within the proposed extension. Without the rear extension, there is insufficient space to accommodate the replacement kitchen, meaning the scheme no longer meets the accessibility and practical needs that led us to submit the application.

For this reason, we would respectfully ask that the revised plans are withdrawn from consideration and that the original proposal is reconsidered.

We understand that the application could not be supported because part of the proposed rear extension falls within Flood Zone 3b. Our initial intention was to await the formal decision and then submit an appeal. However, before taking that step, we wanted to contact you directly in the hope that we might be able to work together to find a solution that addresses the Council's concerns.

The primary purpose of the extension is to enable my wife to remain in our family home while maintaining close access to our children's school, our local support network and the nearby hospital. For our family, this proposal is not simply about creating additional living space but about adapting our home to meet essential accessibility and care needs, both now and in the future.

We fully appreciate the importance of managing flood risk and would be willing to incorporate any reasonable mitigation measures required. We would welcome the opportunity to work with the planning team to identify appropriate drainage solutions, construction methods and design features that would make the extension resilient to any future flooding or standing water while satisfying the Council's requirements.

We are also aware of a recently approved application at 23 Meadow Drive (Ref: DM/25/2235) for a substantial two-storey wrap-around extension. From our understanding of the flood mapping, that property appears to have a greater extent of Flood Zone 3b involvement and is also located closer to the river and culvert. While we appreciate that every application must be assessed on its own merits, this approval makes it difficult for us to understand why our more modest proposal, which is intended to meet the needs of a disabled family member, cannot be similarly accommodated.

Many properties on Meadow Drive have also been extended over the years, including our immediate semi-detached neighbour and the property directly opposite. In comparison, our proposal is relatively modest in scale. We would therefore be grateful to understand whether there are specific measures, assessments or design amendments that enabled other schemes to proceed and whether a similar approach could be considered in our case.

We are keen to work constructively with the Council to reach a solution that balances flood risk considerations with our family's circumstances and accessibility needs. We would welcome the opportunity to mirror any reasonable flood mitigation measures that have been accepted elsewhere on Meadow Drive if this would assist in progressing the application.

If possible, I would be very grateful for the opportunity to meet with you in person. Would you be willing to visit the property so that we can discuss the proposal, view the site and surrounding area, and explore whether there is a way forward that is acceptable to all parties?

Thank you for your time and consideration. We look forward to hearing from you.

Kind regards,

