





**RESPONSE TO
FLOOD RISK &
DRAINAGE TEAM
COMMENTS**

14th April 2026

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Date: April 14, 2026

To: Hamish Evans (Case Officer)

LPA Reference: DM/24/1607 **Location:** 7 Kingsland Cottages, Reeds Lane, Sayers Common, Hassocks, BN6 9JG

Description: Proposed two-storey side extension

1. Culvert and Ordinary Watercourse

Following the investigations identified by the Flood Risk and Drainage Team, please see **Existing Site Plan** and **Proposed Site Plan** (appendices A and B) and which clarifies the relationship between the development and the local infrastructure. We have superimposed the Flood Risk and Drainage Team's map that they have supplied over the site.

- **Location:** The culvert is indicated on the submitted plans by a thick dotted blue line.
- **Clarification:** Contrary to initial indications, the culvert does not run within the curtilage of the property. The majority of this culvert runs adjacent the eastern boundary. At the northern end, it turns west, running behind the property's northern boundary towards number 6.

2. Surface Water Flood Risk & Mitigation Strategy

Two high-risk areas have been identified, we have labeled these **Area 1** to the North and **Area 2** to the South East.

A. Removal of Suboptimal Structures (Area 1)

The applicant proposes the removal of several existing structures that currently contribute to surface water pooling:

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- **Existing Outbuilding A:** This structure is 28.6 sq m in size, and currently discharges water from a 14.3 m² front-facing roof area directly into **High Risk Area 1** via two downpipes (marked A and B on the existing plan).
- **Removal & Remediation:** It is now proposed that this structure is removed and the area returned to turf, significantly increasing the permeable surface area and improving natural infiltration in this high-risk zone.
- **Structures C & D:** Two additional structures (12.2 m² and 9.6 m² respectively) are proposed to be removed. These currently lack adequate drainage, with one discharging directly onto the lawn and the other into a planting bed.

B. Improved Drainage of Existing Dwelling (Area 2)

The current drainage for the existing terrace is considered suboptimal:

- **Current State:** 29.7 m² of the front-facing roof slope (including runoff from the neighbouring property at No. 6) currently discharges via front facing guttering into a downpipe and into a collection vessel (labelled F on the existing plan), from which it spills directly onto hardstanding, draining toward **High Risk Area 2** (labelled G).
- **Proposed Improvement:** The new side extension allows for a comprehensive redesign of this system. New guttering is proposed to be installed from point H to Point I on the proposed plan, with a downpipe leading to an **ACO drain**.
- **Diversion:** This system will divert water away from High Risk Area 2 and toward **Point J** (an area of zero or very low flood risk), eventually discharging into the culvert at **Point K**.

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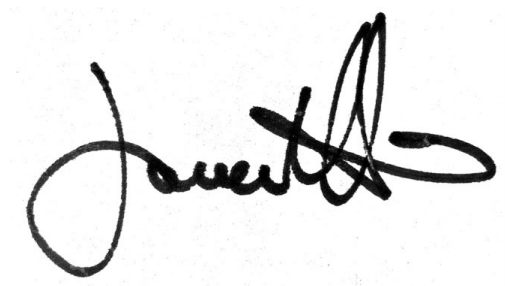
3. Summary of Impact

The proposed development represents a demonstrably positive impact on the local flood risk profile:

Feature	Surface Area (m ²)	Impact on Flood Risk
Proposed New Roof Space	+ 26.3 m ²	Managed via modern drainage systems.
Removal of North Outbuilding	- 28.6 m ²	Removes direct discharge into High Risk Area 1.
Removal of Structures C & D	- 21.8 m ²	Increases site permeability.
Net Change in Built Form	- 24.1 m²	Overall reduction in impermeable footprint.

By removing more built structures than are being proposed and redirecting existing "wild" runoff into formal, managed drainage points, the applicant is actively reducing the flood risk to the site and the surrounding terrace.

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