

From: drainage <drainage@midsussex.gov.uk>
Sent: 27 November 2025 10:38:51 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.27 Re: DM/25/1168 - Annexe Keysford Treemans Road Horsted Keynes
West Sussex RH17 7EA

Dear Anna,

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

We understand the proposed application is to convert existing barn into a two bedroom ancillary accommodation.

From reviewing the plans, there does not appear to be an increase in built footprint at ground floor level.

The FRA confirms that the site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. 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 to 3b). The high surface water is associated with an isolated low spot on the front driveway and not an overland flow route. The barn is in an area at very low risk from surface water flooding (comparable to flood zone 1).

The proposed application is a minor development and fits within the EA Standing Advice.

Given the above, we have no objection on flood risk grounds. This is subject to the proposed development incorporating all flood mitigation measures set out within the Flood Risk Assessment (by Gould Baxter, May 2025, Revision A)

Drainage should be managed via Building Regulations and Building Control, as necessary.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk