

From: Emma Jackson <Emma.Jackson@midsussex.gov.uk>
Sent: 12 May 2026 17:45:27 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.12 Re: DM/26/0715 - 7 Kingsland Cottages, Reeds Lane, Sayers Common,

Dear Hamish,

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

We have reviewed the Revised Existing and Proposed Floor plans, Elevations, Location and Block plans (Ref:DWL 01) by Just plans , Appendix A – proposed, Appendix B – Exiting, and the Response to Flood Risk & Drainage Team Comments dated 14th April 2026 submitted since our previous comments dated 31st March 2026, and provide the following updated response.

The site is located within Flood Zone 1 (low risk of fluvial flooding).

However, the Risk of Flooding from Surface Water mapping indicates that parts of the site are at “Very Low” to “High” surface water flood risk (comparable to Flood Zones 1 to 3b).

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

The proposed development is classified as minor development with no increase in vulnerability and falls within the scope of the Environment Agency’s Standing Advice.

Based on the information available, the Flood Risk and Drainage Team has no objection to the proposed development on flood risk grounds. This is subject to the development incorporating all flood mitigation and resilience measures set out within the submitted Flood Risk Assessment, including the Finished Floor Levels set no lower than the existing.

As an advisory, we would suggest the Applicant considers additional resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as ‘more vulnerable’).

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