

From: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Sent: 05 March 2026 23:32:26 UTC+00:00
To: "Peter Davies" <peter.davies@midsussex.gov.uk>
Cc: "Emma Buchan" <emma@buchanrumarchitects.co.uk>; "Emily Hatton" <emily@buchanrumarchitects.co.uk>
Subject: DM/26/0077 – 35 Finches Park Road, Lindfield – Response to Drainage Consultation
Importance: High

Dear Peter,

Thank you for forwarding the comments from the Flood Risk and Drainage Team regarding the above application.

The Environment Agency Flood Map for Planning confirms that the application site lies within Flood Zone 1, representing the lowest probability of fluvial flooding.

The mapping provided by Mid Sussex District Council indicates areas of low to medium surface water flood risk within the vicinity of the site, primarily associated with the adjacent highway and surrounding topography.

The proposed development relates to extensions and alterations to an existing dwellinghouse and does not involve the creation of new dwellings or vulnerable land uses.

Sequential Test

The attachment notes that the Sequential Test may be required in accordance with the NPPF and the Mid Sussex Strategic Flood Risk Assessment.

However, householder development is specifically exempt from the Sequential Test, as confirmed within the Mid Sussex *Flood Risk and Drainage Information Checklist – Application Stage*, which states that exemptions apply to:

- Householder development (no new dwellings)
- Minor non-domestic extensions
- Changes of use (excluding highly vulnerable uses)

Accordingly, the Sequential Test is not applicable to this proposal.

MSDC002 - Flood Risk and Drainage

Surface Water Flood Risk

The development comprises modest alterations to an existing residential property and will not materially increase impermeable area or significantly alter site levels.

Surface water drainage will continue to be managed via the existing drainage arrangements serving the property, which have historically accommodated runoff from the site.

The proposals is therefore not expected to materially increase runoff or exacerbate localised surface water flood risk.

Flood Resistance and Resilience Measures

We have reviewed the Environment Agency Standing Advice and proposes to incorporate appropriate flood resistance and resilience measures within the design where practicable. These measures include:

- Maintaining finished floor levels where possible above surrounding ground levels to reduce the risk of surface water ingress.
- Ensuring that surface water drainage from roofs and paved areas is directed away from the dwelling and into the existing drainage system.
- Use of permeable or semi-permeable surfaces where appropriate within external areas to assist with surface water infiltration and reduce runoff.
- Provision of threshold detailing and drainage channels where required to prevent surface water entering the building.
- Ensuring that external ground levels fall away from the building to direct any overland flow away from the structure.
- Retention of existing garden areas which continue to provide natural infiltration and attenuation of rainfall within the site.

These measures will ensure the development remains resilient to localised surface water events over the lifetime of the building.

Conclusion

The application site lies within Flood Zone 1 and the proposal relates to householder development which is exempt from the Sequential Test. The development is modest in scale and will utilise the existing drainage arrangements.

The proposals will not increase flood risk either on the site or elsewhere, and appropriate flood resilience measures will be incorporated into the detailed design.

Kindest regards,

Emma & Emily

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BA(hons)DipArch RIBA ARB & Interior Designer

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From: Peter Davies <peter.davies@midsussex.gov.uk>
Sent: 26 February 2026 09:11
To: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Subject: RE: Site visit 35 Finches Park Road DM/26/0077

Hi Emma and Emily,

Thank you for confirming.

Kind regards

Peter

Peter Davies MSc (Hons)
Trainee Planning Officer
Development Management
Mid Sussex District Council
01444 477193
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From: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Sent: 25 February 2026 20:50
To: Peter Davies <peter.davies@midsussex.gov.uk>
Subject: Site visit 35 Finches Park Road DM/26/0077

Hi Peter,

That's fine - the side gate will be unlocked for your visit on Friday.

We are reviewing the information required and will send the additional information requested by the drainage team.

Kindest regards,

Emma & Emily

--

BA(hons)DipArch RIBA ARB & Interior Designer

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From: Peter Davies <peter.davies@midsussex.gov.uk>

Date: Monday, 23 February 2026 16:20

To: Buchan Rum Architects <info@buchanrumarchitects.co.uk>

Subject: Site visit 35 Finches Park Road DM/26/0077

Good afternoon,

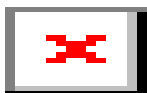
I intend to make a site visit this Friday between 2-3pm. Will anyone be in or is it possible for a side gate to be left unlocked?

Additionally please see attached my previous email requesting additional information following a response from our drainage team.

Kind regards

Peter

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