

From: drainage <drainage@midsussex.gov.uk>
Sent: 11 May 2026 15:54:14 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.11 RE: DM/26/1006 - 19 Church Lane Copthorne Crawley West Sussex RH10 3QF

Dear Anna,

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

We understand the proposed development is for a single storey side and rear extensions and raised rear terrace.

The application has undergone an initial review and the information submitted does not meet the minimum requirements for this stage of planning.

The site lies within Flood Zone 1 and is at very low risk of fluvial flooding (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping indicates the site is at "Very Low" to "Medium" surface water flood risk for the present day (comparable to flood zones 1 and 3a).

In line with Planning Practice Guidance, surface water flood risk extents should be considered comparable to fluvial flood zones when assessing a development's vulnerability and the need for a site-specific Flood Risk Assessment.

The proposal relates to a residential property, which is classified as 'more vulnerable' development (NPPF Annex 3).

The applicant needs to demonstrate that the proposed development will be safe for the lifetime of the development. The Applicant needs to consider resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate.

The applicant is advised to refer to the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to ensure each relevant item that has not already been provided is submitted.

Once the required information has been submitted, the Flood Risk and Drainage Team will be able to provide further comments.

Receipt of the requested information does not guarantee that the proposal will be supported, nor does it preclude the need for further information or the recommendation of planning conditions.

Best Wishes

Flood Risk and Drainage Team

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