

From: drainage <drainage@midsussex.gov.uk>
Sent: 02 April 2026 15:11:01 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.02 Re: 69 Downs View Road DM/26/0525

Dear Peter,

Thank you for your email and for providing the additional Environment Agency flood risk data.

The Flood Risk and Drainage Team have reviewed the submitted information and can confirm that, at this stage, we are not objecting to the application in principle, however, we need to ensure the proposed development will be safe for the lifetime of the development.

We note that the applicant has referred to levels in metres above sea level, whereas the Environment Agency data is provided in metres Above Ordnance Datum (mAOD). A consistent comparison against site-specific topographical data is required to verify the proposed finished floor levels.

In addition, we note that the edge of the property is affected by Flood Zone 2, and therefore appropriate flood mitigation should be considered.

The information submitted does not meet the minimum requirements set out in 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 address this, the applicant should either:

- Provide verified finished floor levels relative to the designed flood level in (mAOD); or
- Provide details of flood resistance and resilience measures appropriate to the level of risk, as outlined in the Environment Agency Standing Advice
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Once this information has been provided, we will be able to review the application further.

Best Wishes

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