

From: drainage <drainage@midsussex.gov.uk>
Sent: 13 February 2026 16:58:30 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.13 Re: DM/25/3081 - Magnolia House 12 Lynton Park Avenue East
Grinstead West Sussex RH19 3XB

Dear Catherine,

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

We understand the proposed application is for a single storey rear extension and two storey side extension.

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). This is associated with the ordinary watercourse running along the rear boundary.

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

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

We have no objection to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers 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