

From: info@wpdconsultants.co.uk <info@wpdconsultants.co.uk>
Sent: 20 May 2026 07:48:26 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Re: DM/26/1006 - 19 Church Lane Copthorne Crawley West Sussex RH10 3QF

hi anna,

so i will have to arrange a drainage consultant to deal with this now.
i'll let you know once they have been instructed as these things cost a
lot of money and need to get the client to agree to their costs.

back to you soon.

Kind Regards

Wayne Poole
Principal Architectural Designer

WPD Consultants,
15 Ridgeside,
Three Bridges,
Crawley,
West Sussex,
RH10 1PB.
07792239973/01293 407297

On 2026-05-18 12:17, Anna Tidey wrote:

> Dear Wayne
>
> I have returned to work from a week off today.
>
> Please see below the response that the Flood Risk & Drainage Team have
> made on this application, see their email of 11.05.2026 below.
>
> The Flood Risk & Drainage Team have reviewed the submitted Flood Risk
> Assessment, but request the submission of further supporting
> information. I will be unable to take the application forward for a
> decision at this stage, as a result.
>
> I shall be grateful if you can review their comments and provide the
> further supporting information they have asked for. Upon receipt of
> this information I will reconsult the team. Hopefully this will not
> delay the decision significantly.
>
> Please contact me if you wish to discuss the matter.
>
> Regards
>
> Anna
>
> -----
>
> Submit your planning application online.

>
>
> <https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.planningportal.gov.uk%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C6b2794841b6a4a80333e08deb63bcf96%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639148565191946326%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOIjoiTWFnYy96%7C%7C%7C%7C&sdata=0vA2YS3tK9i5S0IRD%2BDeGwQXjx56xFXv53iXWzY%2FrnU%3D&reserved=0> [1]

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> -----
>
> Anna Tidey BA(Hons) MPhil MRTPI

>
> Planning Officer

>
> Development Management

>
> Tel: +44 (0)1444 477342

>
> anna.tidey@midsussex.gov.uk <https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C6b2794841b6a4a80333e08deb63bcf96%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639148565192019190%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOIjoiTWFnYy96%7C%7C%7C%7C&sdata=oK8W%2B1G5H1CdTb9ALmkjcMoMqNjJiXHD4q8qfOTrjVQ%3D&reserved=0> [2]

>
> Working together for a Better Mid Sussex.

>
> P - SAVE A TREE Only print this email if absolutely necessary.

>
> From: drainage <drainage@midsussex.gov.uk>

> Sent: 11 May 2026 15:54

> 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://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.midsussex.gov.uk%2Fplanning-building%2Fflood-risk-and-drainage-for-planning%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C6b2794841b6a4a80333e08deb63bcf96%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639148565192085145%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMlIsIkFOIjoiTWVpbCIslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=rqMElajaBJrj1QpgjscbE02kdKNs4FzTtNH66hRSNIU%3D&reserved=0>
- > [3] 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
- >
- > Estate Services and Building Control
- >
- > Mid Sussex District Council
- >
- > drainage@midsussex.gov.uk
- >
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> [2]

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> [3]

> <https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.midsussex.gov.uk%2Fplanning-building%2Fflood-risk-and-drainage-for-planning%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C6b2794841b6a4a80333e08deb63bcf96%7C248de4f9d13548cca4c8b7e9e8703%7C0%7C0%7C639148565192272465%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWFpbCIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nG1gCl1ksHo5J35uCBM7%2BDftH%2FkChXN83V%2FuUDMO%2BtU%3D&reserved=0>