

From: info@wpdconsultants.co.uk <info@wpdconsultants.co.uk>
Sent: 08 June 2026 16:51:37 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
Attachments: BLACKTHORN.19 CHURCH LANE PLANNING PRO.PLANS 12D a3.pdf

hi anna,

sorry i missed that in the email. thanks.

Kind Regards

Wayne Poole
Principal Architectural Designer

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

On 2026-06-08 16:46, Anna Tidey wrote:

> Dear Wayne
> Apologies for my delay in responding to your email.
> I have been reviewing and uploading the revised plans that you sent to
> me on 04.06.2026, but I appear to be missing the Proposed Floor Plans,
> WPD3726/A/12 Rev D?
> Please can you forward this revised plan and I will arrange for the
> readvertisement of the application and re-consultations to be sent out.
> For your information I shall be on leave from Wednesday (10.06.2026) to
> Friday (12.06.2026) this week.
> Regards
> Anna

>
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>

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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%7Ccc55169ada8949ecbcb508dec575d73c%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639165307430354848%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWfPbClldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=pRlbzNqy7uiAXMKL3gvwKx62%2B%2FMcDZZn24EBJ56I1FM%3D&reserved=0>

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> -----Original Message-----

> From: info@wpdconsultants.co.uk <info@wpdconsultants.co.uk>

> Sent: 04 June 2026 08:33

> To: Anna Tidey <anna.tidey@midsussex.gov.uk>; Nikki Ross

> <nikki.ross1@hotmail.co.uk>

> Subject: Re: DM/26/1006 - 19 Church Lane Copthorne Crawley West Sussex

> RH10 3QF

>

> hi anna,

>

> so the homeowners have had a massive re-think and costs for the large

> extension have come in too high. they have decided to reduce the

> scheme significantly. they now want to replace the existing

> conservatory with an extension and just square off the corners of the

> existing footprint with an increase in footprint of just 1.5m2. they

> don't need the extended terrace now with this reduced scheme and still

> want the side extension for the utility.

>

> attached are the new drawings for a revision and a change of

> description and re-consultation now needed. new title to be 'PROPOSED

> SINGLE STOREY SIDE AND REAR EXTENSIONS'.

>

> i have re-done the flood statement and hope that this will suffice for

> the new scheme and not require a site specific flood report as they

> have quoted over £1000 for this and the new scheme is such a small

> increase in new built form i hope it's not required. please re-assess

> and let us know, thanks.

>

> understand this will start the process again and delays involved.

>

> ---

> Kind Regards

>

> Wayne Poole

> Principal Architectural Designer

>

> WPD Consultants,

> 15 Ridgeside,

> Three Bridges,

> Crawley,

> West Sussex,

> RH10 1PB.

> 07792239973/01293 407297

>

> On 2026-05-20 09:25, Anna Tidey wrote:

>> Hi Wayne

>> Thank you for your email.

>> Please keep me updated, once you have spoken to your client.

>> Regards

>> Anna

>>

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>> 3D&reserved=0

>> -----

>> Anna Tidey BA(Hons) MPhil MRTPI

>> Planning Officer

>> Development Management

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>> 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%7Ccc55169ada8949ecbcb508dec575d73c%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C639165307430432933%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWpibCIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=INuWRgoEuqSPMDfkL4d3n4FTuNvh1I1pXEe4pGoMIoM%3D&reserved=0](https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7Ccc55169ada8949ecbcb508dec575d73c%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C639165307430432933%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWpibCIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=INuWRgoEuqSPMDfkL4d3n4FTuNvh1I1pXEe4pGoMIoM%3D&reserved=0)

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>>
>> -----Original Message-----
>> From: info@wpdconsultants.co.uk <info@wpdconsultants.co.uk>
>> Sent: 20 May 2026 07:48
>> 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
>>>
>>> -----
>>>

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>>>

>>> <http://www/>.

>>> p%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C1746dea0c4844a3ff

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>>> n

>>> U%3D&reserved=0 [1]

>>>

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>>>

>>> Anna Tidey BA(Hons) MPhil MRTPI

>>>

>>> Planning Officer

>>>

>>> Development Management

>>>

>>> Tel: +44 (0)1444 477342

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>>>

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%7Ccc55169ada8949ecbeb508dec575d73c%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639165307430454033%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOljoitWFBpCIsIlUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=RZz5TRByzQmfewUlnWCh6NQm3gca7olFV%2FurZmguSFM%3D&reserved=0> [2]

>>>

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>>> 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://www.midsussex.gov.uk%2Fplanning-building%2Fflood-risk-and-drainage-for-planning%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C6b2794841b6a480333e08deb63bcf96%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C63914565192085145%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwZjAuMDAwMCIsIlAiOiJXaW4zMtMiIsIkFOIjoiTWFpbCIldUIjoyfQ%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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>>> https://www.midsussex.gov.uk%2Fplanning-building%2Fflood-risk-and-drainage-for-planning%2F&data=05%7C02%7Canna.tidey%40midsussex.gov.uk%7C6b2794841b6a480333e08deb63bcf96%7C248de4f9d13548cca4c8abd7e9e8703%7C0%7C0%7C639148565192202482%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslIAiOiIwLjAuMDAwMCIslIAiOiJXaW4zMlIsIkFOIjoiTWFpbCIslldUJjoyfQ%3D%3D%7C0%7C%7C7C&sdata=nG1gCl1ksHo5J35uCBM7%2BDftH%2FkChXN83V%2FuUDMO%2BtU%3D&reserved=0
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