

From: drainage <drainage@midsussex.gov.uk>
Sent: 14 February 2025 16:19:34 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.02.14 Re: DM/24/2330 -1 Wintergreen Way Sayers Common Hassocks
West Sussex BN6 9ZQ

Dear Anna,

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

These comments are provided based on the assumption that planning consider the annex to be a minor householder development (extension), not a separate dwelling.

We note from the original application at the site, DM/19/3952 there was a concern with any works 'WITHIN 8M OF DRAIN OR WATERCOURSE'.

The proposed application is for a two-storey side extension to be used as annex.

FLOOD RISK

The development is within flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). An inland watercourse runs adjacent to the site's southern boundary.

Most of the site is shown to be at very low surface water flood risk (comparable to flood zone 1) with an area to the southwestern corner of the site observing depths of 300mm. The proposed built footprint is outside of the 1:1000-year extent for surface water.

Having reviewed the Flood Risk Assessment provided we have no objection on flood risk grounds, subject to the mitigation measures being implemented as stated within the report.

SURFACE AND FOUL WATER DRAINAGE

Due to the nature of the development the Flood Risk and Drainage Team consider it acceptable for drainage to be managed via Building Regulations and Building Control.

The Flood Risk and Drainage Team recommend the following Condition:

WORKS WITHIN 8M OF DRAIN OR WATERCOURSE

No part of any concrete foundations and no construction activities shall be within 8 metres of any drain or watercourse.

Reason: In the interests of protecting the natural environment.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control

Mid Sussex District Council
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