

From: drainage <drainage@midsussex.gov.uk>
Sent: 22 January 2026 20:04:58 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.22 Re: DM/25/3262 - 14 Lynton Park Avenue East Grinstead West Sussex RH19 3XB

Dear Andrew,

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

Southern Water and West Sussex Lead Local Flood Authority need to be consulted on this application.

- Southern water as the rear extension will be built over a public sewer.
- West Sussex LLFA due to the construction of the gabion wall in the ordinary watercourse which will reduce the channel capacity and potentially cause flooding upstream of the site and cause further bank erosion. The OWC consent needs to be run in tandem with this application.

We understand the proposed application is for the proposed two storey side extension over existing garage. Single storey rear extension with raised decking. Part garage conversion. pitch roof over remaining part of ground floor garage. Front porch. Infill of sloping garden retained by stone gabion wall. The application has gone through an initial review and we have the following comments.

Flood Risk

The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding (Risk of flooding from Main Rivers). The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low to high surface water flood risk for the present day. The high surface water flood risk is associated with the Ordinary Watercourse located along the rear boundary which behaves like fluvial flooding.

Given that the construction of the gabion wall and infill will both reduce the channel capacity of the Ordinary Watercourse, and be raised above the existing bank / site level – and thereby reduce the flood storage capacity of the site itself, we would expect the applicant to demonstrate that the proposed works will have no impact on flood risk both upstream and downstream of the site. Bespoke flood modelling may be necessary to demonstrate this.

The proposed built footprint is located within an area at very low risk of surface water flooding.

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

Public Sewers

The single storey rear extension with raised decking appears to be built over a public foul sewer. Southern Water usually require standoff distances from their public sewers or a build over agreement. We would advise that Southern Water are consulted with regards to these elements. Evidence of

approvals to build over or within proximity to public sewers will need to be submitted at this stage of planning. Details are in the advice section of this consultation.

Ordinary Watercourse Consent (OWC)

The proposed development also seeks to potentially reduce the size and capacity of the ordinary watercourse channel by constructing a stone gabion wall and infilling of the sloping garden behind. Any increase in flood risk to an area beyond the boundary of the site would not be acceptable.

The proposed alteration to the ordinary watercourse channel is a significant element to this proposed development. It is therefore important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken to this watercourse. Without OWC, the watercourse cannot be altered. It is important to understand that this Planning consultation deals with the flood risk impact of the proposed development, but the OWC will deal with the impact of the watercourse alteration. So, whilst the OWC is not a Planning matter, it will need to run alongside this application. Evidence that OWC has been granted will need to be submitted at this stage of planning. Details for OWC are in the advice section of this consultation.

Advice

Southern Water application:

Consultation will need to be made with the sewerage undertaker if there is a Public Sewer running under or adjacent to the proposed development.

Building any structure over or within proximity to such sewers will require prior permission from the sewerage undertaker. Any development within 3m of a sewer will require consultation.

<https://www.southernwater.co.uk/building-and-developing/wastewater-services/build-over-a-sewer/>

OWC application:

<https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-withflooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
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