

From: drainage <drainage@midsussex.gov.uk>
Sent: 31 March 2026 15:17:12 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.31 Re: DM/26/0715 - 7 Kingsland Cottages Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG

Dear Hamish,

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

We understand the proposed application is for a two-storey side extension, porch canopy to front, and outbuilding at rear for use as a home office and incidental to the main C3 dwelling.

The Flood Risk Assessment by Just Plans has been reviewed, and we have the following comments.

Flood Risk

The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk "to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability" (of development).

Due to the need to consider all sources of flooding consistently with river flooding, Mid Sussex District Council (in line with West Sussex Lead Local Flood Authority advice) now follow the below table when considering flood risk.

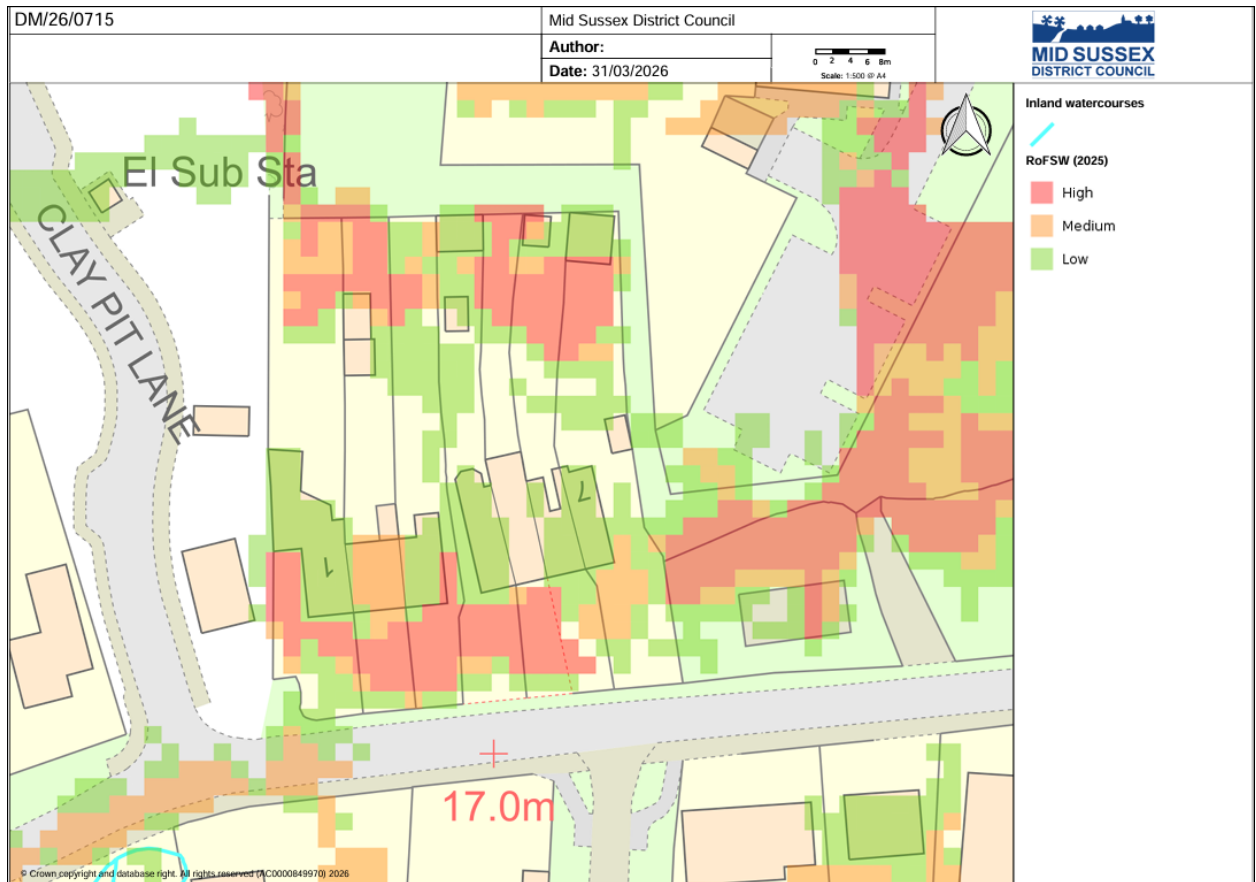
Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

We acknowledge that some of this guidance still refers to flood zones, however it should be read as 'flood zone or equivalent'.

The site is located within Flood Zone 1 (low risk of fluvial flooding).

However, the Risk of Flooding from Surface Water mapping indicates that parts of the site are at **"Very Low"** to **"High"** surface water flood risk (comparable to Flood Zones 1 to 3b).

As the proposal relates to residential development (classified as 'more vulnerable'), appropriate consideration of flood risk and mitigation is required at this stage of planning.



Culvert / Ordinary Watercourse

Following recent investigations into flood risk in the locality, it has been identified that a culvert runs in an east–west direction through the curtilage of the site, in proximity to the proposed development.

The applicant is required to provide:

- A measured plan clearly showing the location of the proposed extension and the exact route and position of the culvert.

This information is necessary to assess the proposal in accordance with the West Sussex LLFA Culvert Policy. Development above or in close proximity to culverts can lead to increased flood risk, structural constraints, and long-term maintenance issues, and is generally discouraged.

Information Requirements

The information submitted does not meet the minimum requirements set out in the MSDC Flood Risk and Drainage Information Check List (Application Stage) and the Strategic Flood Risk Assessment Map - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

We would further suggest that the applicant considers the resistance and resilience measures outlined within the Environment Agency Standing Advice and implements those deemed appropriate, given the identified surface water flood risk in the vicinity of this residential site.

Once the required information has been received, we will be able to comment further.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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