

From: drainage <drainage@midsussex.gov.uk>
Sent: 28 April 2026 13:28:17 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.28 - DM/26/1004 - 27 Erica Way Copthorne Crawley West Sussex RH10 3XG

Dear Stefan,

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

We understand the proposed application is for a rear extension.

The Flood Risk Assessment provided by the Applicant has been reviewed.

The site lies within Flood Zone 1, very low risk of fluvial flooding.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at "Low" surface water flood risk for the present day (comparable to flood zone 2).

The proposed development is classified as minor development with no increase in vulnerability and falls within the scope of the Environment Agency's Standing Advice.

Based on the information available, the Flood Risk and Drainage Team has no objection to the proposed development on flood risk grounds. This is subject to the Finished Floor Levels set no lower than the existing.

As an advisory, we would suggest the Applicant considers resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk