

From: drainage <drainage@midsussex.gov.uk>
Sent: 16 July 2026 17:28:05 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.16 Re: DM/26/1270 - 36 Kings Drive Hassocks West Sussex BN6 8DZ

Dear Stefan,

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

We understand the proposed application is for a part retrospective application for alterations to the existing garage and the proposed change of use of the garage to a residential dwelling

We have reviewed the submitted Flood Risk Assessment (Flo Consult UK Ltd, May 2026) together with the supporting Planning Statement.

Flood Risk

The proposed dwelling is located within Flood Zone 1, although a small area of the northern driveway lies within Flood Zone 3. The submitted Flood Risk Assessment demonstrates that the existing finished floor level is above the modelled fluvial flood levels, that safe access and egress can be achieved during flood events, and that the development will not increase flood risk elsewhere.

The Environment Agency's Risk of Flooding from Surface Water mapping indicates there is a limited area of surface water flood risk affecting part of the site frontage/driveway, with the proposed dwelling itself located outside the mapped surface water flow path. The Flood Risk Assessment concludes that the risk of pluvial (surface water) flooding to the proposed dwelling is low.

We are satisfied that the proposal will be safe for its lifetime without increasing flood risk in accordance with the National Planning Policy Framework and Policy DP41 of the Mid Sussex District Plan.

Surface Water Drainage

The proposal does not increase the building footprint or impermeable area. The submitted information confirms that the existing surface water drainage arrangements are to be retained and, as there is no increase in runoff, the proposal is not expected to increase flood risk on or off site.

Foul Drainage

Foul drainage is proposed to discharge to the existing foul sewer serving the site.

Based on the information available, the Flood Risk and Drainage Team has **no objection** to the proposed development on flood risk and drainage grounds.

Best Wishes

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