

From: drainage <drainage@midsussex.gov.uk>
Sent: 23 June 2025 09:23:08 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.06.23 RE: DM/25/1224 - 35 Kings Drive Hassocks West Sussex BN6 8DY

Dear Andrew,

Thank you for consulting the Flood Risk and Drainage Team.

The application has gone through an initial review, and we require the following information at this stage of the application:

- The estimated flood level* for your development, taking into account the impacts of climate change over its lifetime (1:100+CC)
- Details of the finished floor levels*
- Details of your flood resistance and resilience plans
- It is unclear from the proposed site Section Drawing (dwg. No:KDT-PL-011) if alterations are proposed to the existing Herring Stream bank. The applicant is advised that Ordinary Water Consent would be required. [Ordinary watercourse land drainage consent - West Sussex County Council](#)

*All levels should be to meters to OS Datum

The applicant should refer to the Environment Agency's standing advice for minor extensions, which was updated in August 2024 <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

In line with the Environment Agency's standing advice for minor extensions it is recommended finished floor levels are raised 600mm above the estimated flood level of 1:100+CC .

If it is not possible to raise the finished floor levels to the required height, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood depth.

Only use resistance measures that will not cause structural stability issues during flooding. It may not be possible to safely exclude the full estimated flood depth. If this is the case, you will need to exclude it to the structural limit then allow additional water to flow through the property.

Your building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

The flood resilience plans follow the guidance in the [Construction Industry Research and Information Association \(CIRIA\) Code of Practice for Property Flood Resilience](#).

Upon receipt of this additional information, 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
drainage@midsussex.gov.uk