

From: drainage <drainage@midsussex.gov.uk>
Sent: 15 February 2026 10:50:53 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.15 Re: DM/26/0061 - 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 single storey dwelling (Amended description and application form 20.01.2026)

The application has gone through an initial review and the information submitted doesn't meet the minimum requirement.

As there is an increase in vulnerability at the site, the applicant will need to demonstrate that the proposed development will be safe for the live time of the development and safe access and egress can be provided. A full Flood Risk Assessment is required at this stage of planning.

The applicant will need to demonstrate through a measured building survey that the FFL's are 600mm above the 1:100%CC level for all sleeping accommodation and safe access and egress can be provided.

We can advise that due to the retrospective nature of the application full detailed drainage design will need to be provided which is based on the finalised/ as built layout and impermeable areas.

We would also advise that an 'as built' drainage plan and evidence of this is provided so comparison with the design requirements and the constructed system can be made.

Should the required design and the 'as built' differ then retrospective changes may need to be made to the system.

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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