

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 30 September 2025 09:10:37 UTC+01:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** DM/25/2253 - Land To The Rear Of 2 Keymer Road Hassocks West Sussex BN6 8HA

Dear Rachel,

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

We understand the proposed application is for the erection of a dwelling within the rear garden of 2 Keymer Road.

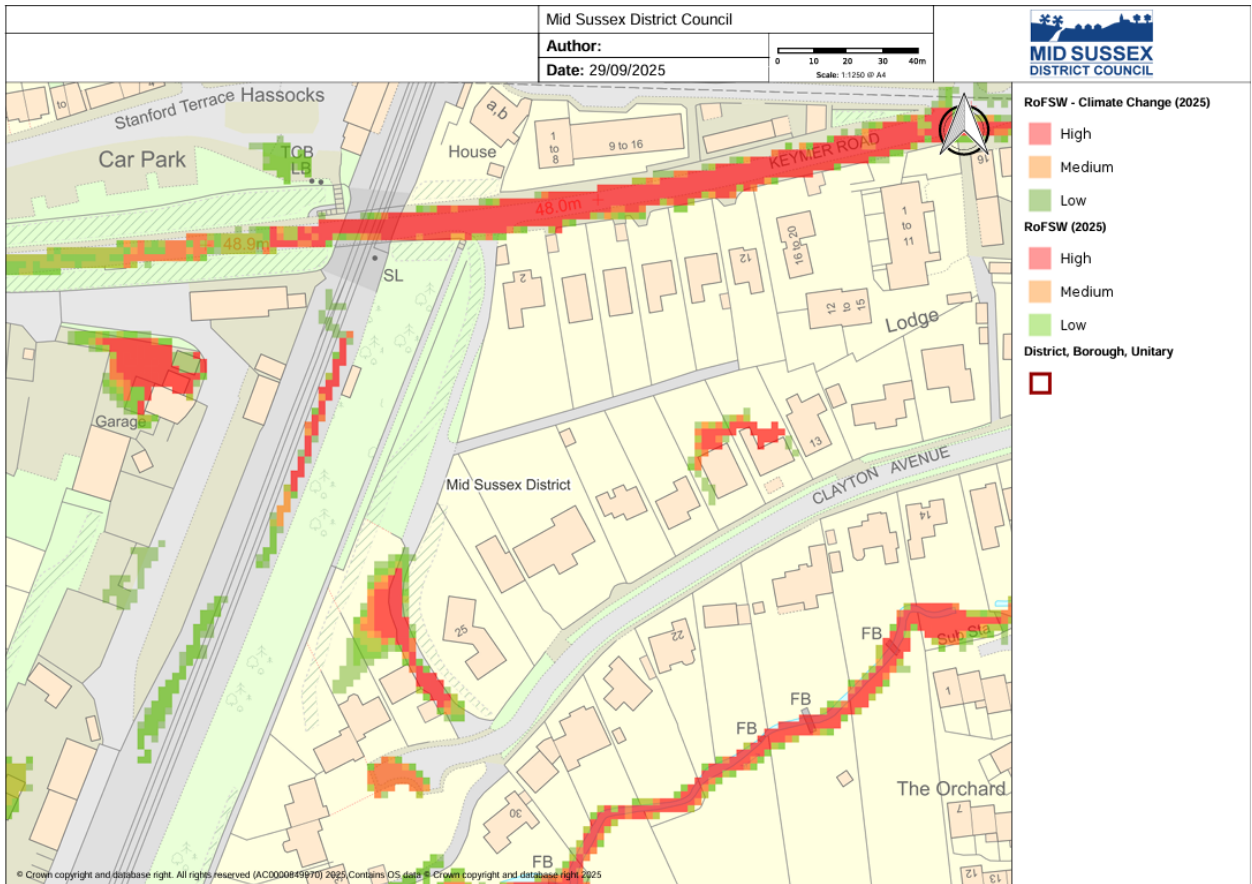
The application has gone through an initial review. The submitted information is insufficient and doesn't meet the minimum requirements as set out in the MSDC Flood Risk and Drainage Information Check List.

The applicant should refer to 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/>

### **Flood Risk**

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low surface water flood risk (comparable to flood zone 1) for the present day (2025) and within the climate change range of 2040 – 2060.



As the proposed development would result in an increase in site vulnerability, any potential escape route from the site is shown to be at *High Risk of surface water flooding* (equivalent to Flood Zone 3b) under present-day (2025) and within the projected climate change scenario for 2040–2060

The applicant must therefore demonstrate, at this stage of planning and as part of the Flood Risk Assessment, that safe access and egress can be achieved for the lifetime of the development (taken as 100 years for residential use, in line with NPPF guidance). The plans should evidence:

- A safe route of access and escape that is set above the estimated design flood level and provides a continuous connection to an area outside of identified flood risk.

### Surface Water Drainage

The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is likely to be possible on site.

This is considered acceptable in principle, subject to appropriate design.

We would advise the applicant that at the detailed design stage drainage must be designed to cater for the 1:100-year plus climate change event. A CV value of 1.0 should be utilised along with an urban creep allowance.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. [www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf](http://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf). This level of information will be required to address the recommended drainage condition.

### **Foul Water Drainage**

It is proposed that the development will discharge via a new connection to the public foul water sewer on Keymer Road. This is considered acceptable in principle.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. [www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf](http://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf). This level of information will be required to address the recommended drainage condition.

Once the required information has been received, we will be in a position to comment further.

**The applicant may need to employ the skills, knowledge and experience of a flood risk professional to guide the design of this increased vulnerability in an area of highlighted flood risk.**

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](mailto:drainage@midsussex.gov.uk)