

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 February 2026 07:26:10 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.18 RE: DM/25/0754 - Land Opposite 26 Lodge Lane, Lodge Lane, Hassocks

Dear Katherine,

Thank you for reconsulting the Flood Risk and Drainage Team.

We have reviewed the submitted Flood Risk Assessment (GTA Civils, Second Issue, 29 January 2026).

We understand the proposed application is for the replacement of an existing garage with a new outbuilding to include a laundry, storage, W.C. and office, together with a new permeable gravel drive for parking and new native hedge planting (amended description).

We understand the proposal relates to a minor extension to the existing dwelling and does not result in the creation of an additional dwelling. The development is therefore considered minor development and falls within the scope of the Environment Agency Standing Advice.

The applicant has demonstrated that the proposed built footprint is located outside of Flood Zone 3b (functional floodplain) for both fluvial and surface water flood risk. As such, the development is not proposed within the functional floodplain.

Based on the information submitted, we have no objection to the proposed development on flood risk grounds. This is subject to the development incorporating all flood mitigation and resilience measures set out within the submitted Flood Risk Assessment (GTA Civils, Second Issue, 29 January 2026), including:

- A finished floor level of 51.24m AOD; and
- Provision of the proposed soffit of the voids as detailed within the FRA.

Advisory

Given the increased flood risk in the vicinity of the site, we recommend that the Applicant considers additional resistance and resilience measures as outlined within the Environment Agency Standing Advice and implements any measures they deem appropriate for a residential development of this nature.

Surface water and foul drainage arrangements should be managed through Building Regulations and Building Control approval, as necessary.

Best Wishes

Flood Risk and Drainage Team

Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk