

Mid Sussex District Council
Development Control
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: HA/2025/126902/01
Your ref: DM/25/0579
Date: 15 July 2025

Dear Planning team (FAO: Anna Tidey),

PROPOSED CONVERSION OF FOUR AGRICULTURAL BARNs TO FOUR RESIDENTIAL DWELLINGS.

HAMMONDS MILL FARM, LONDON ROAD, HASSOCKS, WEST SUSSEX, BN6 9NB.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection to the proposal provided that the following condition be attached to any planning permission granted**, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 6 May 2025, by DJH Architectural and Planning Consultants) and the following mitigation measures it details:

- Finished floor levels of Barns 1/2 shall be set no lower than 29.80 metres above Ordnance Datum (AOD) (section 2.5 of the FRA).
- Finished floor levels of Barns 3/4 shall be set no lower than 27.30 metres above Ordnance Datum (AOD) (section 2.5 of the FRA).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please notify us immediately if you are unable to apply our suggested condition to allow further consideration and advice.

Advice to the Applicant

Discharge of treated sewage effluent

The discharge of domestic sewage associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016 from the Environment Agency.

You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk for an application form and guidance.

You should be aware that the permit may not be granted. A permit will only be granted where the risk to the environment is acceptable.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Cont/d..

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk