

Planning Application reference: DM/25/0754 - Land Opposite 26 Lodge Lane

Site address: 26 Lodge Lane, Keymer, Hassocks, West Sussex BN6 8NA

1. Flood Risk Assessment

1.1 The proposal is for a new single storey outbuilding to replace the existing garage and summerhouse on the site. The building usage will be storage, a laundry and workspace, ancillary in use to the main house. It is not intended for use as sleeping or general living accommodation. This places the proposal in the 'less vulnerable' category.

1.2 The site is located in **Flood Zone 3** (high probability for flooding from rivers and sea). The Environment Agency flood mapping overlay for the specific site is submitted as a separate document.

1.2.1 The current Environment Agency mapping information on risk modelling sets the current risk level for flooding due to river and sea for the site at 1% (1 in 100), projected to increase to 3.3% (1 in 30) in future taking into account climate change.

1.3 Surface water (pluvial) flooding is the main risk in the immediate surrounding area, given as a 3.3% (1 in 30) chance each year. [data taken 12/05/25 from <https://flood-map-for-planning.service.gov.uk>].

1.3.1 The MSDC Strategic Flood Risk Assessment mapping (Level 1, 2024) excludes the existing garage completely from pluvial flood risk; the garden area is partially affected in the 1 in 100 extent overlay along with neighbouring properties, and fully affected in 1 in 1000 extent overlay.

1.3.2 On the Government's long term flood risk modelling tool, pluvial flood risk for the area is assessed as a **high chance**, with a more than 3.3% (1 in 30) chance of flooding each year. [data taken 12/05/25 from <https://check-long-term-flood-risk.service.gov.uk/surface-water>].

1.4 There is no likely risk of groundwater or reservoir flooding in the area.

1.5 Historically the only flooding to directly affect the site was due to a blocked culvert on Lodge Lane, although anecdotally it is understood that the broader vicinity has experienced various localised incidents due to surface water over more recent years.

1.6 It is important that the proposed works do not increase the likelihood or severity of future flood incidents. A range of mitigation measures are set out in the drainage strategy below, in proportion to the scale and use of the proposed building and size of the site itself.

2. Surface Water Drainage Strategy

2.1 There is no provision for surface water to drain into the main sewer in the locality of the site, so all surface water has and will need to continue to be managed within the site itself.

2.2 Currently the site is an unused garden bordered by fence panels and partial hedging. There is an existing garage with concrete hardstanding in front, the groundworks for a now removed shed and greenhouse to the rear and side of the garage and a separate existing summerhouse on concrete base. A rough area with hardcore base has been used for occasional parking on the west side of the site since 2019. The remainder of the garden is currently grass and scrub.

2.3 The garage has partial guttering for collecting garage roof runoff, feeding into a single small water butt. A French drain was installed in 2019 across the road between the garage and the house to help mitigate any surface water coming down the roadway from Lodge Lane.

2.4 The proposed new building is larger than the existing garage and so will have proportionally increased roof surface area and rainfall runoff. This runoff will be channelled via all round guttering into at minimum 3 new (interlinked) full size water butts. Any residual overflow once the water butts are full will be diverted into a landscaped rain garden area, which has the potential to absorb up to 30% more water than an equivalent sized lawn area.

2.5 The increased footprint of the building, even taking into account the removal of the summerhouse footprint and other groundworks, will impact on the garden surface area available for absorbing rainfall. To mitigate this, the current south and west boundary fences will be planted with new native hedging to increase water uptake. The garden will be landscaped to include planting beds, grass lawn, new trees and shrubs on the west side and additional hedging around the parking area. The existing mature hedge on the northern boundary will be maintained. All new planting choices will be focused on increasing water uptake as far as possible whilst maximising native biodiversity.

2.6 All pathways around the building and through the garden will be permeable gravel to allow full drainage into the ground beneath. Existing remaining concrete hardstanding in front of the garage will be replaced with permeable paving.

2.7 The new parking area will be dug out to improve its soakaway drainage function and then resurfaced with permeable gravel. A French drain will be installed at the road edge of the parking area to reduce any scope for potential runoff from the site onto the road.

3. Foul Water Drainage Strategy

3.1 The main foul water sewer operated and maintained by Southern Water runs along the centre of the roadway on the north boundary of the site. Southern Water have confirmed that connection into the main sewer will be possible for waste (foul) water following their standard application process.