



13th April 2025

Katherine Williams
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Dear Katherine

Notification of Planning Application: DM/25/0754, land opposite 26 Lodge Lane, Hassocks, West Sussex.

Proposed replacement of existing garage with new utility outbuilding. New permeable gravel drive for parking car. New native hedge planting.

I do not support the planning application as there are a number of factors associated with the proposed application that will have a negative impact on residents living in the area.

It is difficult to see how the replacement of the existing garage and its replacement will not cause disruption to existing parking and rights of way when the demolition of the existing structures takes place. Due to the congested nature of the lane there will be periods of significant disruption when building and landscaping materials are delivered and construction takes place. For example, it is not clear if the height of the overhead lines running over the proposed development will need to be altered. Expanding the use of the proposed utility outbuilding to include accommodation will create further congestion on the lane.

The existing site has mature native hedging at its front which supports wildlife and enhances the character of the area. Although the proposed ground floor plan shows the hedging retained, it would be a shame for it to be lost during the construction of the new outbuilding. Whilst the application makes reference to the planting of new native hedging there is no reference to the removal of existing native hedging; presumably the applicant does intend to retain the existing hedging running along the front of the proposed development?

It is not clear from the application how the new outbuilding is to be used and it is noted that this was raised as a query as part of the pre-application advice.

My understanding is 26 Lodge Lane is currently used as a holiday let, and so it is perhaps not inconceivable that the new outbuilding could be developed as additional guest accommodation over time rather than remain as a utility outbuilding/office.

Were use of the new proposal to be expanded over time to become additional guest accommodation that would have a negative impact on the character of the lane as well as create additional congestion.

It is not clear why an additional parking space is required if the new outbuilding is to be used as a laundry or how the proposed office space will be used if 26 Lodge Lane is currently rented out. Current parking arrangements seem sufficient.

Whilst the proposal includes a permeable gravelled parking area, there is no indication of how permeable this area would be, nor any indication as to how this might prevent or limit the impact of additional surface water run off/flooding created by the new development and its impact on properties further along the lane.

According to the Environment Agency, Lodge Lane is exposed to a high risk of yearly flooding from surface water, and assessed to be exposed to a continued high risk in the years to come. It is exposed to a medium risk of flooding from rivers, increasing to a high risk from 2036.

Whilst the application notes the flood incident in 2015, there have since been a number of localised issues associated with flooding from surface water. As an example, in 2022, excess run off from Lodge Lane affected properties beyond the proposed application with excess run off covering the area at Jordans and neighbouring properties, which are in close proximity to the proposed development. The proposed development cannot be allowed to increase this risk. It is unlikely that a permeable area will compensate for the risk of additional surface water.

It is understood that the applicant to this proposal withdrew an application for an extension to 26 Lodge Lane in 2019 (DM19/1368) with the planning authority noting the impact of the 2019 application on the character and appearance of the area.

Yours sincerely,

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