

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

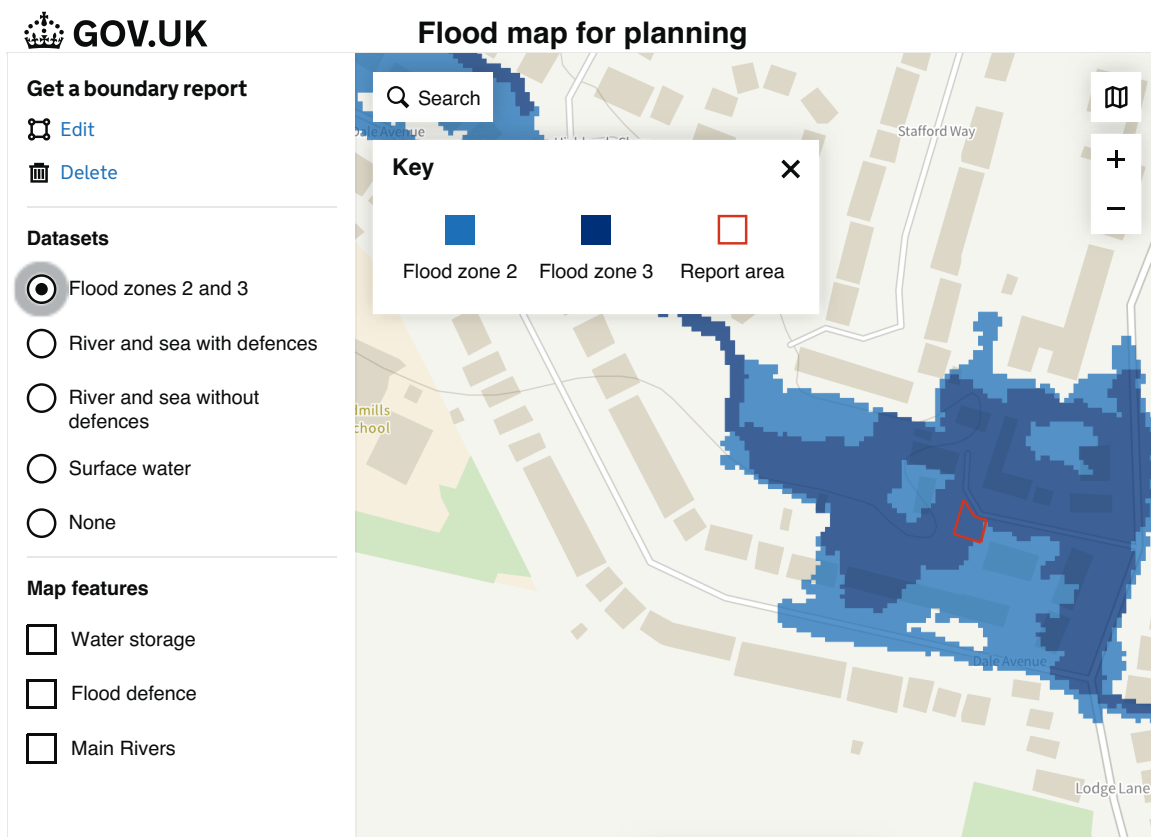
Site Address: 26 Lodge Lane, Keymer, Hassocks, BN6 8NA

1. Fluvial flood zone mapping

The site is located in Fluvial Flood zone 3. The publicly available current EA mapping does not distinguish between 3a (high probability of flooding) and 3b (functional floodplain for water flow and storage). From the available data however, the proposed site is not on the functional floodplain, as the EA provided information for the site sets it within the 1% annual river flood and 0.5% annual sea flood criteria for a flood zone 3a. Parameters as set out on: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2>

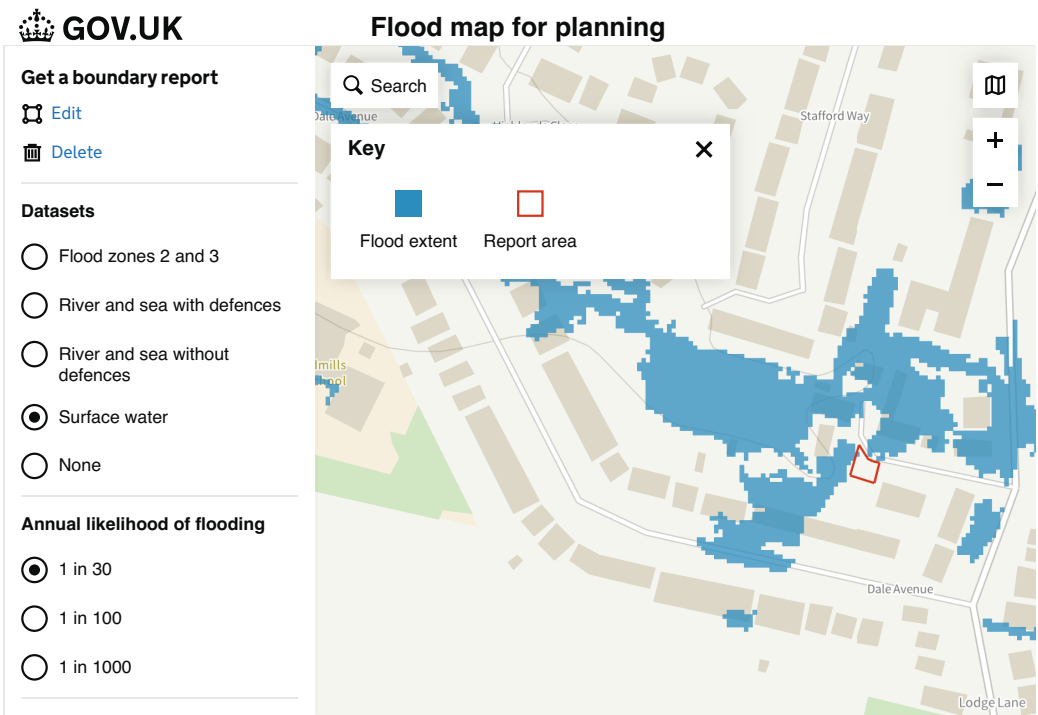
The current risk of river and sea flooding at this site is listed as a 1 in a 100 chance (1%). With climate change, this could increase to a 1 in 30 chance in the next 50 years. Mid Sussex's SFRA interactive mapping shows medium risk currently increasing to high risk in 50 years; in both scenarios the risk of 0.2m depth flood is modelled as 'very low'. Data taken from <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> on 6 August 2025.

The map below shows the flood zones 2 and 3 with the site outlined in red on the edge of the darker flood zone 3 extent. Map sourced from <https://flood-map-for-planning.service.gov.uk> on 6 August 2025.

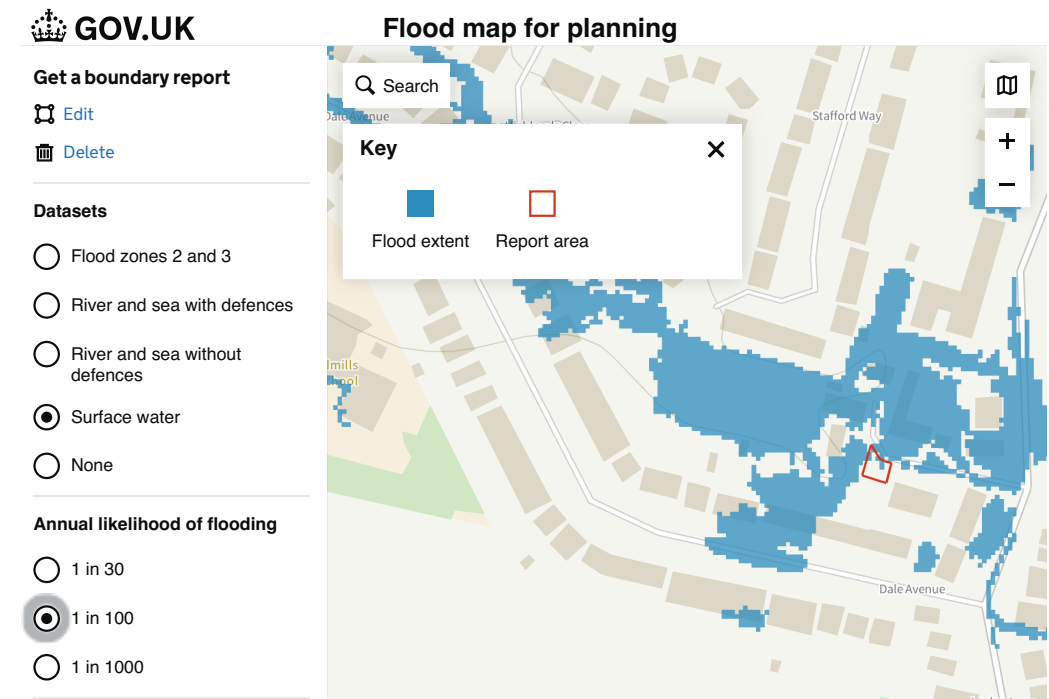


2. Surface water mapping

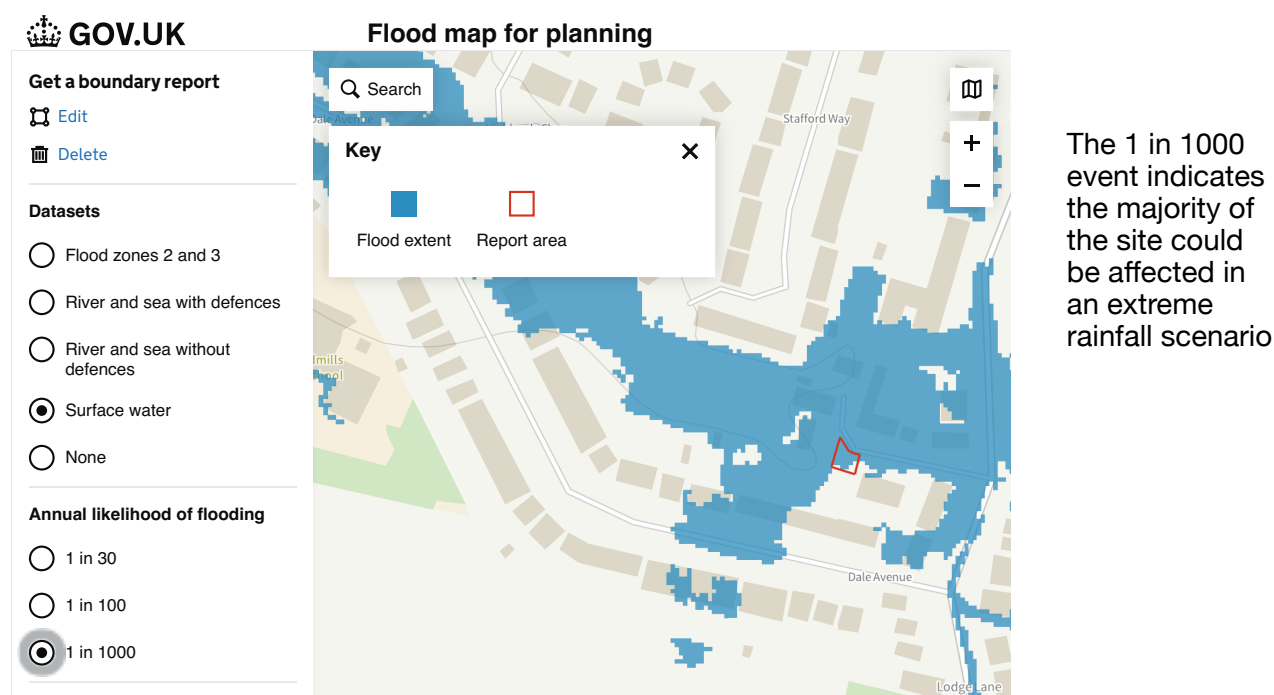
The three maps below show the different likely extents of flooding on and around the site for each given rainfall event flooding. All three maps are sourced from <https://flood-map-for-planning.service.gov.uk> on 6 August 2025. It is not possible to retrieve printable images of the SFRA (2025) interactive mapping at <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> for comparison, although the two sets are closely aligned and further commentary is below.



The 1 in 30 rainfall event shows minimal impact on the site



The 1 in 100 rainfall event shows an increased risk on the northern boundary with the rest of the site unaffected



These maps all align closely with the Mid Sussex online interactive SFRA mapping for pluvial risk, updated in 2025, viewable at <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>. The maps included above do not show adjustments for climate change, merely the current risk, but that future modelling is available on the interactive SFRA maps. The online map for pluvial risk shows the site as currently low risk on the northern boundary and no risk on the southern boundary. With the climate change modelling, this risk increases to show low risk on the southern boundary rising to medium risk on the northern edge.

The online map also indicates likely flood water depth. For the site this is shown as currently mainly no risk or very low (northern edge only) risk for a depth of 0.2m. With climate change factored in, the site is modelled as slightly increased risk to low risk on the northern edge and very low in the middle of the site, although on the southern edge it remains as no risk for 0.2m depth of water.

Although the site is in flood zone 3a and is therefore at risk of localised fluvial flood water, the pluvial mapping suggests surface water risks are at the lower end of the scale. The impact of the site on water flow and storage is therefore likely to be less significant but preventative mitigation will still be necessary to ensure minimal future displacement of water to the surrounding area.

Vulnerability

The FRA standing advice states that minor householder developments such as sheds and garages with a footprint less than 250 square metres are potentially permissible in flood zone 3a, provided they do not have significant impact.

Without a specific vulnerability classification for garages and domestic outbuildings, we consider that a non-residential outbuilding (29.58 square metres) in place of an existing garage (17.3 square metres), used solely for storage, utility and office space, could more closely align with the type of non-domestic categories listed in the 'less vulnerable' classification, than the residential/dwelling accommodation nature of the 'more vulnerable' categories.

Information taken from <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification> and <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2> accessed 6 August 2025.

Site constraints, flood mitigation and resilience measures

The proposal is to remove the existing garage to replace it with a larger outbuilding for use as storage, utility and office space. In overall footprint and volume terms the proposed building remains smaller than a standard double garage. The site is the garden area for 26 Lodge Lane, bordered by a roadway with access on its northern edge and neighbouring gardens to the remaining sides.

The whole site is broadly level. Whilst the concrete hardstanding and garage are raised to be at the same level as the roadway, with the remainder of the site slightly lower than the roadway, the difference in levels is marginal. This makes major flood engineering on site in the form of balancing pools unviable.

The overall size of the site limits the options for other structural flood mitigation options such as formal soakaways, due to the building regulation required distances from both boundaries and buildings.

Flood mitigation in the form of floodable voids below the proposed building are a potential structural option on this site, however we understand this is no longer a generally accepted mitigation measure for planning purposes and it carries the risk of being a disproportionately major intervention that may in itself cause water displacement.

There is no scope identified for managing the water flow off site through other engineering routes.

In the absence of viable significant engineering intervention options for the site, we propose to implement a series of practical surface water management measures, appropriate in scale and function of the site, which cumulatively will provide flood resilience into the future:

- Harvesting and storage of roof runoff on all sides through large capacity guttering feeding into interlinked water butt storage, with any overspill excess rainfall directed into rain garden on the lowest risk southern boundary;
- Maximised water uptake across the site through dedicated planting and lawn in the landscaped central garden area with additional hedging on the fenced boundaries;
- Improved rapid drainage into the deep soil within the site boundary by ensuring all hardstanding/pathways are of constructed with both permeable surfaces and deep infilled with fully permeable material; and
- Limitation of water flow off the site on to the roadway by the construction of drainage channels on the northern boundary to divert the runoff back into the site.

The potential depth of water predicted in the climate change modelling will require structural resilience in the new building itself. The construction will need to be watertight and built of non-porous construction material up to 0.3m, with a raised internal floor level for additional resilience in the future as climate change increases the potential flood risk.