

Hamish Evans

From: planninginfo@midsussex.gov.uk
Sent: 27 February 2025 12:26
To: Hamish Evans
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/0369

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/02/2025 12:25 PM.

Application Summary

Address:	Old Park Lodge Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TJ
Proposal:	Demolition of existing house, storage barn and stables and erection of replacement dwelling including proposed greenhouse, realigned driveway and hardstanding, alteration to existing garage and associated work.
Case Officer:	Hamish Evans

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Customer Details

Address:	Pond Tail Farmhouse Slaugham Lane Warninglid
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I have reviewed the planning application and am concerned that it is proposed to drain the surface water onto my land without my consent. I have written to the owners as follows:

I have reviewed the application for planning consent which you have submitted to Mid-Sussex District Council with the reference DM/25/0369 to replace the existing Old Park Lodge. My interest in your application is because I and my wife own the land immediately to the north of your site.

I have no objection in principle to your proposal to replace the existing house with a new house set a little further to the north.

However, I was concerned to read the Foul and Surface Water Drainage Report prepared by CGS Civils in support of your application. This report is intended to demonstrate how the development can be drained without increasing the flood risk elsewhere in compliance with the provisions of the National Planning Policy Framework, including, in particular paragraphs 182 and 187.

It proposes that a shallow ditch along the western bank of the site should be desilted and cleaned and allowed to have a flow rate of up to 60 litres per minute. This shallow ditch is described as an existing watercourse although the accompanying photos show it as no more than an indentation in the ground. Paragraph 4.1.4 of the report by CGS Civils shows the channel draining onto my land as do the drawings included as Appendix E to the report.

It is evident that the volume of surface water to be disposed of is much increased by the proposed development. At present the only surface water going to the shallow ditch is said to be from the garage which is likely to be very limited. This would explain why there is no apparent flow in the ditch at present. However, the proposed development will result in a very large increase in the possible flow in the ditch.

It is apparent that there is no existing evidence of surface water having flowed onto my land from your site despite our experiencing a wet winter. Furthermore, the description of my woodland as boggy and waterlogged is incorrect and neither is the track through the woodland a causeway as it is mostly below the level of the surrounding land. The report is therefore misleading.

I am not prepared to accept any increase in the surface water reaching my land as a consequence of the proposed development as I am concerned about the damage to the ecology of the woodland. In spring it is full of bluebells and primroses, and I do not want them to be disturbed. In my view the biodiversity of my woodland risks being damaged as a consequence of the proposed development. This is unacceptable.

I should therefore be grateful if you would instruct your consulting engineers to devise an alternative scheme which does not adversely affect my land.

It is regrettable that your civil engineers entered my land and devised a scheme for surface water drainage over my land without the courtesy of consulting me.

Kind regards