



Ms J Fisher
Mid Sussex District Council
Planning Services
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our Ref: HY/IM/34606
LPA Ref: DM/25/1023

4 September 2025

Dear Joanne,

LAND AT CRABBETS PARK: APPLICATION FOR THE CHANGE OF USE OF THE DEMOLITION OF THE EXISTING SITE OFFICE AND CONSTRUCTION OF A SINGLE DWELLING AND ASSOCIATED WORKS.

We write in relation to the above planning application (LPA Ref. DM/25/1023) to formally submit amended plans and additional information following receipt of consultation responses in relation to this application (on drainage, arboricultural and ecology grounds).

This planning application seeks full permission for the "*demolition of the existing site office and construction of a single dwelling and associated works.*"

Revised Plans and Documents

The following revised Plans and Documents are enclosed with this letter:

Planning Drawings

DRAWING TITLE	NEW DRAWING REF.	TO SUPERSEDE
Proposed Block Plan	N/A	038-002-PL00
Existing Site Plan	N/A	038-003-PL00
Proposed Site Plan	038-005-PL01	038-005-PL00
Existing Plans and Elevations	N/A	038-010-PL00
Proposed Floor Plans	038 -020-PL01	038 -020-PL00
Proposed Front and Rear Elevations	038-030-PL01	038-030-PL00
Proposed Side Elevations	038-031-PL01	038-031-PL00

Documents

- Arboricultural Planning Report prepared by Arb Consultancy Ltd (20 August 2025);
- Bat Emergence and Re-Entry Surveys prepared by arbtech (1st August 2025) and
- Flood Risk Assessment prepared by Cannon Consulting Engineers (CE/ZG181/FRA-02, August 2025).

Summary of Proposed Changes- Drainage Considerations

The amended plans reflect the relocation of the proposed building within the site area to accommodate the surface water drainage flows across the Site and to meet the requirements of the Sequential Test.

Part of the Site falls within an area at risk of surface water flooding. The enclosed drainage strategy details the proposed strategy. Surface water runoff will be treated and discharged to an existing piped network via a number of SuDS components. The features are sized to manage the 1 in 100 annual probability storm inclusive of 40 % climate change allowance and urban creep.

The amended plans have relocated the proposed building within the Site to ensure there is no built development within the areas at risk of surface water flooding. This is important in relation to the application of the sequential test. The NPPF requires a sequential risk-based approach to individual applications in areas known to be at risk from any form of flooding (paragraph 173). This requires the application of the Sequential Test to the consideration of planning applications if ***built development*** is proposed on an area within the development Site at risk of flooding from any source, now or in the future (para. 175).

On the basis that no built development is proposed by this application on land within an area of surface water flood risk, we confirm the application complies with the provisions of the Sequential Test and there is no requirement to consider alternative Sites. We would welcome confirmation of this.

Arboricultural Matters

We refer to the email from the Council's Assistant Tree Officer dated 28 July 2025 and enclose the Arboricultural Impact Assessment, including an Arboricultural Method Statement and Tree Protection Plan as requested.

Ecology Matters

Please find enclosed a report setting out the results of Bat Emergence and Re-Entry Surveys. This concludes that a Bat Mitigation Class License will be required from Natural England before development can commence. This is noted by the applicant.



Summary

The enclosed amendments have been designed to address consultation comments. We trust this addresses the questions raised and if you require any further information of clarification, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, reading 'H Young', is positioned below the closing. The signature is written in a cursive, flowing style.

Hannah Young MRTPI
Associate Director
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