

From: planninginfo@midsussex.gov.uk
Sent: 12 February 2025 12:40
To: Andy Watt
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/0203

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/02/2025 12:40 PM.

Application Summary

Address:	Gessings Henfield Road Albourne Hassocks West Sussex BN6 9DD
Proposal:	New double garage to front of property. Replace existing garage and workshop on side of property with annex accommodation for elderly relative. Ground and first floor extension to house to create an additional bedroom and study
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	
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Comments Details

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

Reasons for comment:

Comments: Dear Sirs,

I am writing to formally object to the proposed development of a new double garage at Gessings, Henfield Road, Albourne on the grounds of significant risk to local drainage infrastructure, increased flood risk, and potential damage to neighbouring properties.

1. Impact on Existing Culvert and Drainage Infrastructure

The proposed development is located on the site of a former pond that drains to the west, with a below-ground culvert running across the front of the building. This culvert is a critical part of local drainage infrastructure, and any additional development poses a significant risk of damage or obstruction. Any disturbance to this culvert could lead to structural failure, resulting in severe drainage issues for neighbouring properties. Furthermore, in periods of heavy rain, the culvert can be seen to be at capacity and the run off from the garage roof will only make matters worse.

If permission is granted, I would suggest that a condition is that a drainage survey and report on the culvert along its entire length and its condition is required.

2. Increased Flood Risk to Surrounding Properties

The local area already experiences high levels of surface water, and there is documented flooding in the vicinity, including my own property, twice. Additional construction on this site will exacerbate surface water runoff into the culvert, placing undue pressure on the system. The increased volume of water could cause overflows, directly impacting neighbouring properties, particularly my property and Barn Close, which is located downstream of the culvert.

Furthermore, there is existing flooding from the driveway of the property, which already affects surrounding properties. Any additional development would intensify this issue, increasing the risk of standing water and flooding, particularly during periods of heavy rainfall.

If permission is granted then I would request a condition that a drainage design and SUDS system is required to ensure all surface water is contained within the property boundaries.

3. Non-Compliance with Local and National Flood Risk Policies

The proposal appears to be contrary to local and national planning policies aimed at mitigating flood risk. Development should not increase surface water flooding or place additional strain on existing drainage systems. Given the history of flooding in this area, any additional development should be carefully assessed against flood risk mitigation requirements.

Conclusion

Given the potential damage to the culvert, increased flooding risk, and negative impact on neighbouring properties, I strongly urge the planning authority to refuse this application. The risks posed by this development are significant and could result in long-term harm to local infrastructure and residential properties.

I would appreciate confirmation that my objection has been received and request that it be considered in full as part of the planning review process.

Yours sincerely,



Kind regards