

Andy Watt

From: [REDACTED]
Sent: 10 October 2026 10:57
To: Andy Watt; planninginfo
Cc: [REDACTED]
Subject: [REDACTED]
Lane, Wineham — Bolney Green BESS

[REDACTED]

Mr Andrew Watt
Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Planning Department
Mid Sussex District Council

Dear Mr. Watt,

DM/26/2464 — Discharge of Condition 7 of DM/21/2276
Land east of Wineham Lane, Wineham — Bolney Green BESS

We object to the discharge of Condition 7 on the information presently provided. We request that the Council obtains satisfactory clarification and supporting evidence on the matters below before determining this application. Our concerns relate to the September 2026 Raincloud Surface Water Drainage Strategy and its appendices, together with an inaccurate answer in the application form.

1 Incorrect answer about visibility in the application form

Under “Site Visit”, the application form answers “No” to the question “Can the site be seen from a public road, public footpath, bridleway or other public land?” This is incorrect. The site can be seen from public viewpoints on Wineham Lane and Bob Lane. We have previously raised this issue.

Please require the applicant to correct this answer and ensure that the case officer checks the relevant viewpoints. The question concerns visibility of the site, rather than whether the completed development would be fully visible. This correction is separate from our concerns about the drainage report.

2 Limited spare storage in the first detention basin

Appendix D, page 16/20, records only 1.033% available storage for the first basin during its critical 1 in 100 year storm with 45% climate change allowance. The reported maximum water level is approximately 23.389 metres, against an exceedance level of 23.400 metres shown on page 9/20, a difference of approximately 11 millimetres.

Please obtain a clear explanation of whether this margin is adequate in practice, including allowances for construction tolerances, sediment accumulation, maintenance and reduced outlet performance. Please also confirm the physical freeboard and overflow arrangements, rather than relying solely on the model reporting zero flooded volume.

3 Flood risk and surcharge warnings in the calculations

Appendix D, pages 17–19/20, includes “Flood Risk” and “Surcharged” entries. Pipes 11, 16 and 17 are marked “Flood Risk”. We recognise that these software labels do not themselves demonstrate surface flooding. However, they require explanation alongside the report’s statement that no flooding occurs within the manholes or pipe network.

Please ask the drainage consultant to identify the affected locations, explain the remaining margins below cover levels, and confirm that the design remains acceptable if an outlet is partially blocked or the receiving sewer is surcharged.

4 Exclusion of the emergency access track

Section 2.4, page 7, states that the emergency access track is considered permeable because it will only be used in rare instances and is excluded from all drainage calculations. The same report describes clay soils and concludes that infiltration is not feasible for the site.

Please require evidence supporting this exclusion, including the track construction, compaction, permeability and runoff destination. Please confirm whether its construction and use by heavy emergency vehicles could generate runoff affecting Wineham Lane, roadside ditches or adjoining land, and whether a conservative assessment has been undertaken.

5 Private sewer capacity and the downstream drainage route

Section 2.1 relies on a 300 millimetre private surface water sewer identified in the earlier Enzygo drainage strategy. Please obtain current evidence of the sewer’s location, condition, invert levels, available capacity and downstream destination, together with confirmation of the right to connect and discharge at the proposed rate of 22.4 litres per second.

The assessment should explain any existing flows or other connections and the consequences of blockage or high downstream water levels. Please also clarify responsibility for maintaining the connection and receiving sewer throughout the development’s life.

Section 2.8, page 10, refers to discharge into a drain on the eastern boundary, whereas the main strategy describes discharge into a private sewer south or southeast of the site. Please require a consistent, clearly labelled plan showing the normal discharge route and the separate exceedance route, including all receiving ditches, culverts and watercourses.

6 Contaminated fire water and isolation of the drainage system

Section 2.10 describes 110% bunding for equipment requiring coolant or lubricants and penstocks to isolate leaks. This does not, by itself, demonstrate how contaminated runoff from a battery fire would be collected and contained across the site.

Please confirm how the drainage design coordinates with the site’s fire strategy, including the required containment volume, isolation points, activation arrangements at an unmanned site, impermeable containment where necessary, and the removal and lawful disposal of contaminated water. The assessment should address a fire occurring when the detention basins already hold rainfall runoff, and explain how pollution would be prevented from reaching the private sewer, ditches or eastern watercourse.

Please obtain coordinated comments from the relevant drainage and fire-service consultees on these arrangements before approving the drainage details.

7 Maintenance responsibilities and roadside ditches

We acknowledge that section 2.9 and Table 8 provide maintenance responsibilities and a schedule, including monthly inspections and annual tasks. Our concern is whether these arrangements are sufficiently specific and secured for the lifetime of the development.

Please require identification of the responsible operator and nominated person, arrangements for funding and recording inspections, reporting and remedying defects, and continuity if ownership or operation changes. The maintenance plan should cover both basins, swales, pipes, flow controls, penstocks, outfalls and the connected drainage infrastructure for which the operator is responsible.

Please identify all roadside and boundary ditches relevant to the drainage system and assess their current condition and capacity. We request an annual inspection and clearance programme for those ditches where necessary to maintain drainage, with responsibility and access rights clearly established, additional action after significant storms where required, and appropriate ecological safeguards.

8 Current site verification and construction drainage

Section 1.3 relies on a Maltby topographical survey dated July 2020, supplemented by LiDAR information. Please confirm whether Raincloud has undertaken a recent site visit and whether the condition of the receiving sewer, ditches, culverts and outfalls has been checked on the ground. If so, please provide the dates, scope and findings. If not, please explain how current conditions have been verified.

The exceedance assessment should also demonstrate that the proposed finished levels, equipment, roads, fences and bunds have been considered, rather than relying only on existing topography. Please confirm that exceedance flows would not increase risk to neighbouring land, homes or the highway.

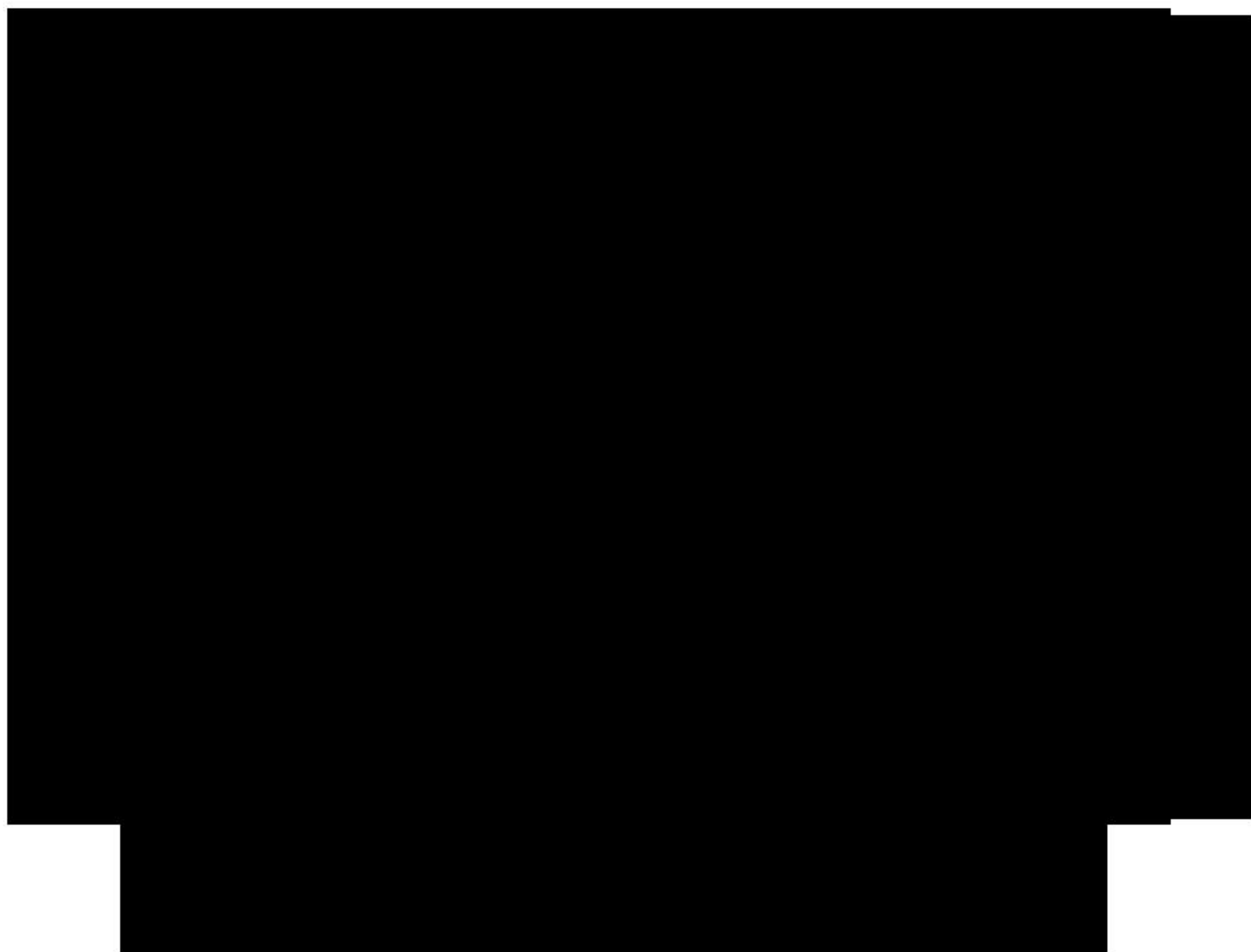
Section 2.11 leaves the Construction Environmental Management Plan to the construction contractor and says measures are “likely to include” swales, cut-off ditches and settlement lagoons. Please clarify the definite temporary drainage and pollution-control measures, their installation sequence and how they will be coordinated with the relevant construction-management submissions before works commence.

9 Document consistency and model version

The contents page does not match the appendix headings in the supplied document. The calculation sheets also display 30 October 2026, later than the application declaration of 2 October 2026 and the report revision date of 29 September 2026. These may be administrative errors, but please require clarification and a corrected, internally consistent document identifying the exact drawings and model version proposed for approval.

We request that Condition 7 is not discharged until these matters have been satisfactorily addressed. Please place this representation on the public application record and ensure the officer’s assessment addresses these points and explains the basis for accepting any outstanding assumptions.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the official.