

Tracie Axford

From: Jonathan Talley [REDACTED]
Sent: 05 October 2026 10:23
To: Tracie Axford
Cc: [REDACTED]
Subject: Re: DM/26/2185 - 7 Wood Ride, Haywards Heath

Hi Tracie

I hope that you are well

We write in response to the comments submitted by the occupiers of the adjoining property regarding surface water drainage and the proposed extension at 7 Wood Ride.

Firstly, we welcome the neighbour's confirmation that they have no objection to the extension itself. We also appreciate the additional information they have provided regarding their observations of surface water during periods of particularly heavy rainfall.

The applicant is conscious of the need to ensure that the proposed development does not adversely affect surface water drainage within either the application site or neighbouring land. Appropriate drainage will therefore be incorporated into the detailed design and construction of the extension.

There are, however, a number of points which we consider should be clarified in relation to the representation.

Existing Site Conditions and Difference in Levels

As acknowledged within the representation, the neighbouring property is situated on slightly higher ground than 7 Wood Ride. The photographs and description provided therefore appear to identify an **existing surface water condition**, whereby rainfall falling on, or passing through, the higher adjoining land travels towards the shared boundary and the lower application site.

This condition exists independently of the proposed development.

The representation also refers to an existing low retaining/boundary wall which is understood to pre-date the current application. The proposed extension does not introduce this wall or create the existing difference in levels between the two properties.

It is important to distinguish between the responsibility of the proposed development to appropriately manage the surface water generated within 7 Wood Ride and the wider issue of existing overland flows originating from higher adjoining land and the responsibility to manage said surface water

The development will be designed so that it does not materially worsen the existing drainage situation or discharge additional surface water onto the neighbouring property.

Surface Water Flood Risk

The neighbour has referred to Environment Agency long-term surface water flood mapping.

Such mapping provides a useful strategic indication of potential surface water risk but does not, by itself, demonstrate that the proposed small-scale domestic extension would result in an unacceptable flood risk.

The proposal is a modest extension to an existing residential property within an established residential area. The detailed drainage arrangements can appropriately respond to the site's existing levels and drainage conditions.

The presence of an identified surface water risk does not therefore indicate that the development is unacceptable in principle, provided that surface water arising from the development is appropriately managed.

Reduction in Permeable Area

The comments regarding the reduction in permeable garden area are acknowledged. It should be noted that the extension does not encroach onto the permeable lawn of the existing garden but replaces an area of non-permeable concrete.

However, the proposal does not mean that rainfall falling onto the new extension will simply be allowed to discharge across the surrounding garden or towards the adjoining property - even if it did the neighbouring property is significantly higher and the surface water would have no impact

Roof water and other surface water associated with the development will be appropriately collected and discharged as part of the detailed drainage design, subject to the suitability and capacity of the existing drainage arrangements and any requirements arising through the Building Regulations process. The additional roof is around 12sqm so can be adequately managed through the use of water butts or similar.

The proposed development should therefore not be assumed to result in an equivalent increase in uncontrolled surface runoff.

Boundary Drainage

The representation confirms that the adjoining property is situated on higher ground and that surface water currently accumulates within that property during periods of heavy rainfall.

It is important to distinguish between surface water generated by the proposed development and existing surface water runoff associated with the adjoining land and the established difference in levels between the two properties.

The applicant will ensure that surface water generated by the proposed extension, including rainfall collected from the new roof area, is appropriately managed within the drainage design and that the development does not materially increase surface water runoff onto adjoining land.

However, it would not be reasonable for the proposed development to be required to provide drainage infrastructure specifically to collect and dispose of surface water arising from the adjoining higher property. The management of drainage within each property remains a matter for the respective landowner, subject to the established principles relating to natural runoff between higher and lower land.

The neighbour's suggestion of introducing weep holes through the existing boundary wall or providing a continuous interceptor drain should therefore be approached with caution. Such measures could have the effect of actively directing or concentrating surface water from the higher adjoining property onto No. 7, rather than simply managing surface water generated by the

proposed development. As a result this point should not be a material planning concern and should not influence the determination of the current application.

The appropriate objective of any proposed works, should instead be to ensure that the proposed extension is designed with due regard to the existing site conditions, that its own surface water is appropriately managed, and that the development does not exacerbate flood risk to either property.

Existing Overland Flow

The representation itself records that during periods of heavy rainfall water currently accumulates within the neighbouring garden before, during more severe events, flowing over the boundary and into 7 Wood Ride.

This information is useful for the extension's detailed design and will be taken into account.

However, the proposed development should not reasonably be expected to rectify an existing surface water condition associated with rainfall and levels on adjoining land.

The relevant consideration is whether the development can be constructed and drained without materially increasing flood risk elsewhere. We are satisfied that appropriate drainage detailing can achieve this.

Indeed, detailed design of the extension provides an opportunity to ensure that the new accommodation is appropriately protected against the existing site conditions.

Existing Drainage and Rights of Access

The neighbour also refers to existing drains within 7 Wood Ride and a right of access relating to those drains.

Any private rights of access, easements or rights relating to existing drainage infrastructure are separate civil/property matters rather than matters determining the planning merits of the proposed extension.

Nevertheless, the location and condition of existing drainage will be considered during the detailed design and construction stages. Where existing drainage requires alteration, protection or diversion as a consequence of the works, this will be dealt with appropriately and in accordance with the relevant statutory and Building Regulations requirements.

The granting of planning permission would not extinguish any legitimate existing private rights enjoyed by neighbouring landowners.

Suggested Planning Conditions

We note the request for a formal SuDS assessment and drainage strategy prepared by a qualified engineer prior to commencement.

Given the limited scale and domestic nature of the proposal, we do not consider that a detailed SuDS assessment or specialist drainage strategy should be necessary as a pre-commencement planning requirement.

Surface water drainage is a matter which can appropriately be addressed through the detailed technical design of the extension and the Building Regulations process.

Conclusion

The neighbour's observations regarding the existing surface water conditions are acknowledged and will be taken into account as the project progresses into detailed design.

Importantly, the representation confirms that there is **no objection to the principle, scale or design of the proposed extension itself.**

The surface water described within the representation is an existing site condition associated with the relative levels of the two properties and existing boundary arrangements, rather than an impact created by the proposed development.

The proposed extension will incorporate appropriate surface water drainage and will be designed so as not to materially increase surface water flood risk to neighbouring land.

We therefore consider that the matters raised are capable of being appropriately addressed through detailed design and do not represent a reason to withhold planning permission for the proposed extension.

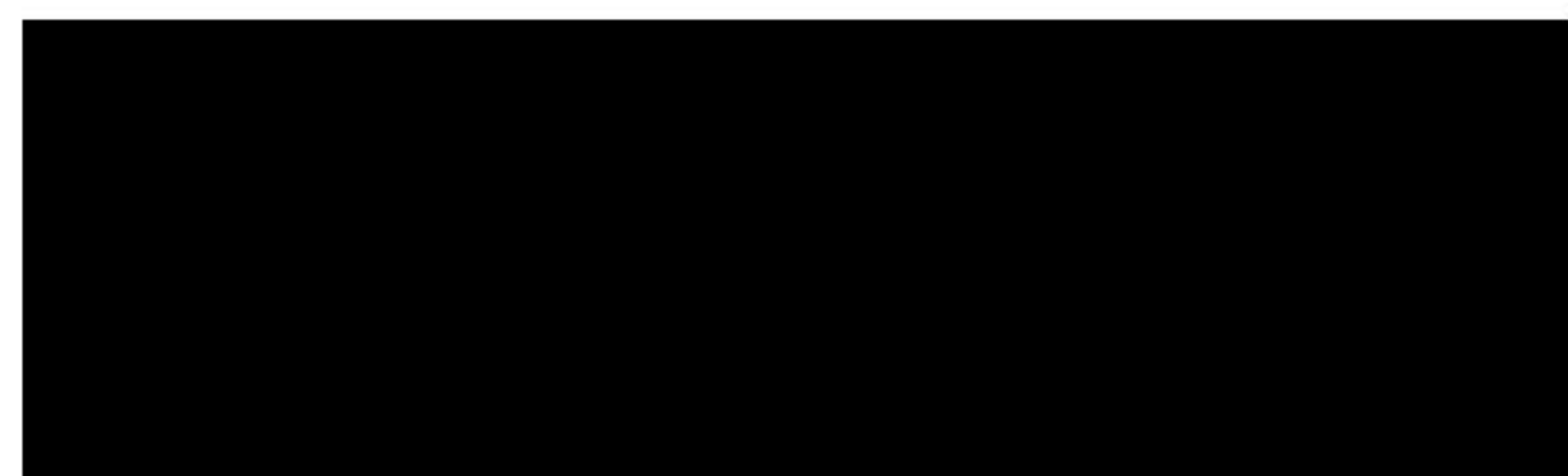
Please do not hesitate to contact me to discuss this further

Kind regards

Jon

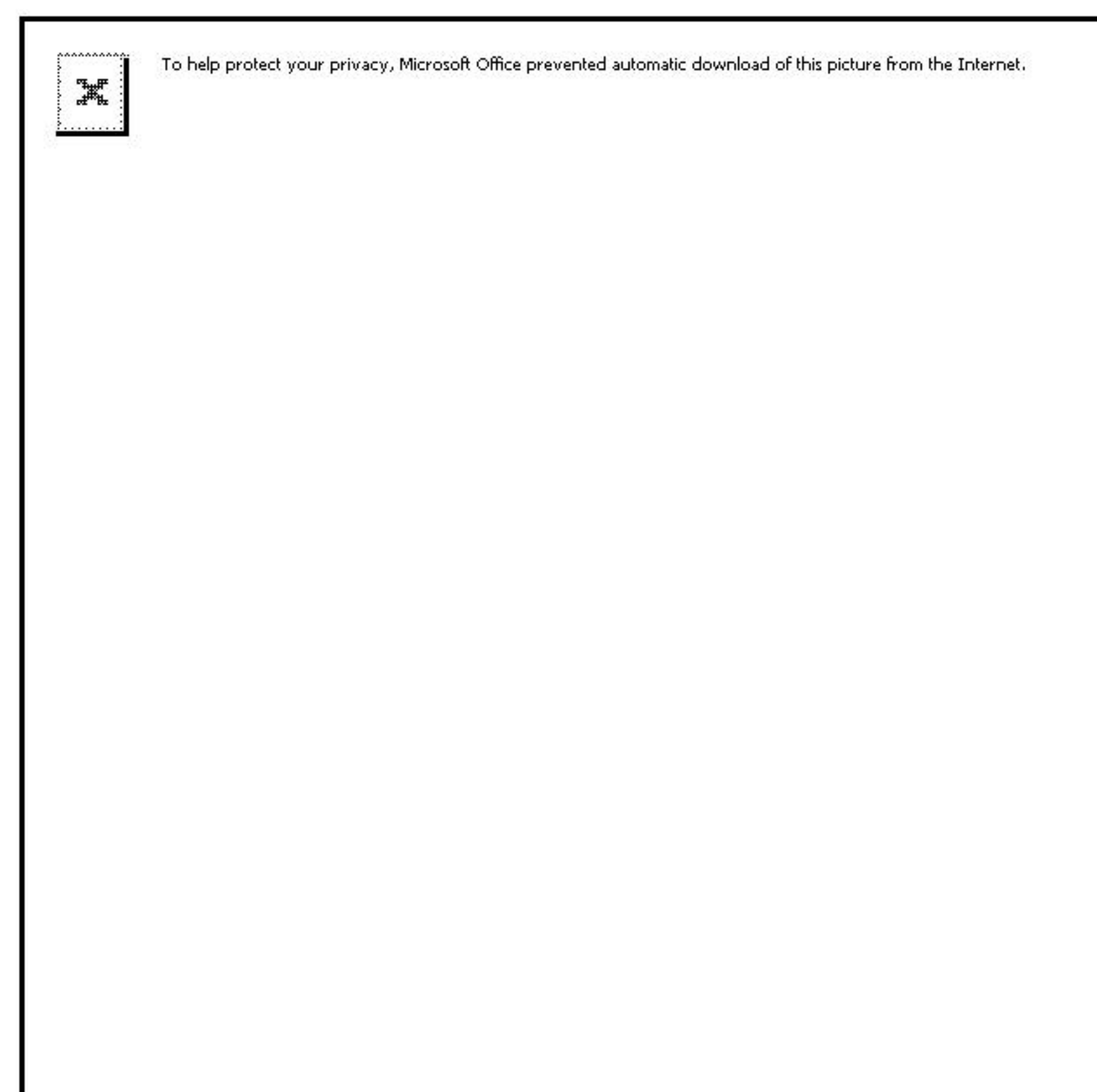
Jonathan Talley - Director

For and on behalf of Jonathan Talley Architects Limited



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