



Katherine Williams
Senior Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

Our ref MIDS/25/01
Your ref DM/25/1928

09.10.25

Dear Katherine,

Development at Woodcote Yew Lane East Grinstead West Sussex RH19 2AZ

I refer to the above site and the planning application reference DM/25/1928. You will recall that we met in site on 29.09.25. A number of responses have been posted on the Council's website as a result of the consultation exercise. Having discussed these with my client, please accept this letter as the applicant's formal response to the comments raised.

The comments from the Upper Medway Internal Drainage Board are noted. It is believed that consent from them Board will not be required as a result of the proposed development. However, if becomes apparent that consent is required, the Board will be contacted. This is a matter outside of the normal planning process.

It is noted that the Highway Authority have confirmed that the proposed development would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network and therefore is not contrary to the National Planning Policy Framework paragraph 116, and that there are no transport grounds to resist the proposal. If conditions are required to secure transport measures (such as cycle parking/storage), then I would be happy to discuss the wording of these with you.

I note that the Town Council have issued two responses. The first dated 04.09.25 sets out that the Town Council have no comments. However, the second set of comments are dated 25.09.25, and set out that the Town Council "recommend refusal". The main issue is the conflict with policies DP26 and EG3. The proposal has been assessed in terms of its compliance with policies DP26 and EG3 in the originally submitted Planning Design and Access Statement at paragraphs 6.10 and 6.11 and onwards. The Town Council's specific point is that the proposed development would be too large for the plot and an overdevelopment of the site. The comments also say that the development would have a negative impact on neighbours.

In relation to the impact on neighbours, the Town Council are not specific in what exactly will result in a negative impact. It is set out in the originally submitted Planning Design and Access Statement at paragraphs 6.19 an

It is submitted that the proposed development is not an overdevelopment, and the proposed building is not too large for the plot. Set out below is a comparison chart and map showing the application site in the context of other plots in the surrounding area including within the estate of Yew Lane, Furze Lane, and Pine Grove as well as adjacent Lowdells Lane which adjoins the development site and Birch Tree Gardens behind;

Dwelling Name	Plot Size	Building Footprint	Plot to Footprint Ratio	Dwellings Per Hectare
2, Birch Tree Gardens	309	115	37.22%	32.36
3, Birch Tree Gardens	317	115	36.28%	31.55
1, Birch Tree Gardens	536	166	30.97%	18.66
Mayfield South, Yew Lane	668	201	30.09%	14.97
The Laurels, Pine Groove	721	211	29.26%	13.87
The Dons, London Road	435	123	28.28%	22.99
1, Birch Tree Gardens	536	151	28.17%	18.66
Proposed Dwelling, Yew Lane	614	168	27.36%	16.29
Sunbeams, Lowdells Lane	607	158	26.03%	16.47
Fircroft, Yew Lane	899	225	25.03%	11.12
The Millstone, Lowdells Lane	465	117	25.16%	21.51
Pine Lodge, Pine Grove	623	149	23.92%	16.05
Mickledore, Furze Lane	631	145	22.98%	15.85
Averages	566	157	28.52%	19.26



The table demonstrates a number of properties with building to footprint ratios either higher or comparable with the proposed dwelling, including at Mayfield South almost directly opposite on Yew Lane. It is submitted therefore that the proposal is not an overdevelopment of the site, or an excessive density (at 16 dw/ha the site is below the suggested 30 dw/ha as set out in policy EG7, but as the evidence demonstrates, the proposal is comparable to other densities in the surrounding area, and reflects the low density suburban character of the area).

In the light of the evidence included within this letter and as originally submitted, it is requested that little weight should be afforded to the new comments of the Town Council.

The comments from the Mid Sussex Flood Risk and Drainage Team are noted. They have commented that the submitted information is currently insufficient and doesn't meet the minimum requirements set out in the Flood Risk and Drainage Information Check List. However, having reviewed the Checklist and the Strategic Flood Risk Assessment (SFRA) which is available on the Council's website, the site is not within Flood Risk Zones 2 or 3 (and is therefore not at risk of flooding) as identified in the EA Flood Map for Planning Report attached to this letter, and in relation to surface water flooding, the site itself is not at risk, although the road (Yew Lane) outside the site is at low risk of surface water flooding, with small areas at medium risk, as shown in the extract from the SFRA below;



Application site

It is therefore submitted that the site is not at risk of flooding, including surface water flooding, particularly as the site rises up from the road (where there is a mainly low risk). A Flood Risk Assessment is therefore not required for the site.

In relation to surface water and foul drainage, the applicant is happy to address these matters by way of a condition, which would require details to be submitted before development commences on site.

Please could you confirm that you agree with the comments set out above, and that in the event that permission is granted, conditions can be used to secure drainage details, and that no further information is required at this stage.

A draft Habitats Regulations Assessment is also published on the Council's website. This highlights that a financial contribution would be required in the event that permission is granted. On the basis that permission is likely to be granted, I anticipate that you will have a template for my clients to review and consider. Please could you forward a copy for our review.

CONCLUSION

It is our view that the proposed development is suitable and appropriate for the site, and will not result in harm, and is compliant with the policies of the development plan.

If there are any outstanding issues, or you require any further information, please feel free to contact me to discuss in the first instance.

Yours sincerely,



Encs- Flood Risk Map for Planning Report

Flood map for planning

Your reference

Woodcote, RH19 2AZ

Location (easting/northing)

537852/139483

Created

7 October 2025 09:00

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
Woodcote, RH19 2AZ

Location (easting/northing)
537852/139483

Scale
1:2,500

Created
7 Oct 2025 09:00

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

