

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1714	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed engineering operations for the drilling of a domestic borehole in the garden with primary intent of filling swimming pool, usage to be less than 20,000 litres a day. Fitting of a flat wellhead at ground level.		
Site:	The Limes, 17 Bolnore Road, Haywards Heath, West Sussex, RH16 4AB, , ,		
Validation Date	20 Jul 2026	Overall Expiry Date:	12 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Aug 2026
Target Date:	14 Sep 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	20 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1714

**The Limes, 17 Bolnore Road, Haywards Heath, West Sussex, RH16 4AB, ,
Proposed engineering operations for the drilling of a domestic borehole in the garden with
primary intent of filling swimming pool, usage to be less than 20,000 litres a day. Fitting of a flat
wellhead at ground level.
Mr Nash-Henry**

SUMMARY OF REPRESENTATIONS

One third-party letter of representation has been received in respect of this application. It raises concern that the proposal might reduce the availability of water for trees and that if consent were to be granted it be restricted only for the use that has been applied for.

SUMMARY OF CONSULTEES

MSDC Environmental Protection

No objection, subject to a condition to restrict hours of drilling.

Environment Agency

No objection.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for the drilling of a bore hole to fill an existing swimming pool with a usage to be less than 20,000 litres a day and the fitting of a flat wellhead at ground level at The Limes, 17 Bolnore Road, Haywards Heath.

RELEVANT PLANNING HISTORY

DM/21/2693. Adaptation of existing single-storey outbuilding to two-storey, allowing for parking spaces at ground floor and office space at first floor level. (amended description 04.08.2021). Permission.

DM/26/04990. Removal of existing shallow pitched roof, and creation of new first floor home office space. Creation of pitched roof with Velux windows, and cladding of building. Modification of previously approved application reference DM/21/2693. Permission.

SITE AND SURROUNDINGS

The site is located within the Haywards Heath built up area boundary. The existing dwelling is a two-storey detached residential property which is characterised by a mixture of brown bare brick, black timber and white render walls, brown clay roof tiles and a mixture of white uPVC and wooden window and door frames. The existing outbuilding is characterised by a mixture of white render and bare brickwork walls, corrugated metal roofing and wooden window and door frames. The existing front boundary treatment consist of some 2.0 metre high hedgerows and the side and rear boundaries consist of hedgerows measuring from some 3.0 metres to 6.0 metres high. Bolnore road is located to the west of

the site and residential properties are located to the north, east and south of the site. The dwellings within the wider street scene are characterised by a variety of external materials and are of varied designs.

APPLICATION DETAILS

The application seeks planning permission for the drilling of a bore hole to fill an existing swimming pool with a usage to be less than 20,000 litres a day and the fitting of a flat wellhead at ground level at The Limes, 17 Bolnore Road, Haywards Heath.

The proposed bore hole measures some 60 metres in depth. It has been confirmed that the process of the drilling should take a week and the operating hours would be 9am-5pm. The proposed wellhead will be plastic, 0.35 metres wide and 0.40 metres in height from ground level.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Haywards Heath Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Haywards Heath Neighbourhood Plan (adopted December 2016)

Relevant policies:

E9 - Re-inforcing Local Character

H9 - Extensions of Dwellings in Built-Up Areas

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has

published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1: Character and Design

National Planning Policy Framework (NPPF) (August 2026)

ASSESSMENT

Impact on Character and Appearance

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is found within policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

The proposal would result in a metal cap being the only physical development visible. The proposed bore hole would not be visible from the surrounding area. Given the limited physical development and the modest nature of the proposal it is considered that the development would address the character and scale of the surrounding buildings and landscape. As such the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

A similar ethos is also found within policy H9 of the Haywards Heath Neighbourhood Plan. Although policy H9 states that proposals should "safeguard" adjoining neighbour's privacy, daylight, sunlight and outlook whereas policy DP26 of the Mid Sussex District Plan states that development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposed drilling of the bore hole would only be temporary and the hours of construction can be secured by a suitably worded condition. The Council's Environment Protection team have raised no objection subject to a condition securing hours of construction. Given the modest nature of the proposal and the significant boundary treatment the proposal is not considered to cause a significant detrimental impact to neighbouring properties in terms of reduction in sunlight and daylight, a loss of outlook, overbearing and in terms of noise, air and light pollution. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 of the District Plan.

Other Matters

The Environment Agency have raised no objection to the proposal however they have recommended that a licence may be required and they provide advice on that process. A representation letter has been received which raises concern over the proposal reducing the availability of water for trees and that if consent were to be granted it be restricted only for the use that has been applied for. No evidence has been received to demonstrate that the proposal would impact existing trees in this regard and the Environment Agency have raised no objection. The proposal will only be able to be used for its permitted use.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal would not have an adverse impact on the character of the dwellinghouse, locality and would not have a harmful impact on the amenities of neighbouring properties. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans