

Mid Sussex Planning

Ref DM/25/2884

Re Possible drainage issues. Relating to this application.

For clarity, "Land adj to No 48" is the incorrect designation, it is actually the garden of No 48 and has been since the house was built in the 1930's, some 90 years ago!

48 sits at the top of the steep slope of Wickham Way ascending from College Road, uphill some 300m and 30m in altitude.

The garden backs onto the London-Brighton railway line which runs through a deep cutting at this point.

The natural fall of the garden runs down towards the road and the slope is such it has been terraced and is in three sections. The fall is approx. 2m over the approx. 50m depth of the site. Apart from a workshop the whole garden (90%) is capable of absorbing rainfall being mainly lawn, flower beds and shrubs plus three large fir trees.

The proposal to build on over 80% of the garden with a house, patio and parking will overly contribute to increased water flow into sewers and Wickham Way despite efforts to mitigate by installing sophisticated drains and soakaways.

During the some 52 days of continuous rain earlier this year, January to March 10 ½ inches of rain fell, systems were overwhelmed on several occasions, the worst being flooding of College Road at the bottom of hill due to excessive run off from Wickham Way. This proposal will exacerbate the situation and will cause inconvenience for pedestrians and a hazards for drivers.

This application should be refused on safety and ecological grounds, loss of a garden amenity and open space.

[REDACTED]
52 Wickham Way
Haywards Heath
RH161UQ

1/6/26