

Mid Sussex District Council
Planning Policy
Oaklands Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: HA/2025/126555/02-L01
Your ref: DM/24/3050
Date: 20 March 2025

Dear Planning Team,

DEMOLITION OF EXISTING DETACHED DWELLING AND TENNIS COURT. CONSTRUCTION OF REPLACEMENT DWELLING WITH LOWER GROUND FLOOR TO BE CONCEALED FROM BOLNEY CHAPEL ROAD. NEW ACCESS ONTO BOLNEY CHAPEL ROAD AND NEW DRIVEWAY WITH ASSOCIATED HARD AND SOFT LANDSCAPING WORKS. CONSTRUCTION OF SINGLE STOREY OUTBUILDINGS AT LOWER GROUND FLOOR LEVEL, CONCEALED FROM BOLNEY CHAPEL ROAD

LAND ADJACENT TO LOXLEY (RIVERSIDE) BOLNEY CHAPEL ROAD TWINEHAM HAYWARDS HEATH WEST SUSSEX RH17 5NN

Thank you for re-consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have reviewed the additional information submitted and consider that it satisfactorily addresses our earlier concerns.

Subject to the condition below, we therefore withdraw our previous objection, dated 11 March 2025.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (dated November 2022) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 11.14 metres above Ordnance Datum (AOD)**

The development hereby permitted must not be commenced until such time as a scheme to ensure that flood resilience measures are implemented up to at least 600mm above the estimated flood level, has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented prior to occupation and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Alexandra Jackson

Sustainable Places Advisor

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