



**MID SUSSEX
DISTRICT COUNCIL**

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Date: 14 July 2026

Deborah Lynn
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Deborah Lynn,

RE: DM/26/1560 – Land To The Rear Of The Byre The Street Bolney Haywards Heath West Sussex RH17 5PG.

Thank you for your consultation on the above site.

The applicant is applying for the erection of 5 detached dwellinghouses and outbuildings, including new garage to serve The Byre.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG.

The applicant has stated that the site is unsuitable for infiltration for SuDS because of the underlying clay bedrock. BRE365 infiltration testing will be required to evidence this. This can be conditioned if a suitable alternative strategy is provided. Whilst an alternative method has been proposed we have concerns with the current information. The applicant has proposed a crossing and outfalls into the Ordinary Watercourse within the development. We will need to see evidence of engagement with the Lead Local Flood Authority to apply for Ordinary Watercourse Consent for the proposed works. More information about Ordinary Watercourse Consents can be found here [Ordinary watercourse land drainage consent - West Sussex County Council](#).

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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