

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 October 2026 21:37:21 UTC+01:00
To: "Tracie Axford" <tracie.axford@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2185

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/10/2026 9:37 PM.

Application Summary

Address:	7 Wood Ride Haywards Heath West Sussex RH16 4NL
Proposal:	Conversion of the existing garage and extension to the rear of the garage to increase the kitchen space.
Case Officer:	Tracie Axford

[Click for further information](#)

Customer Details

Address:	5 Wood Ride Haywards Heath West Sussex
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Comments Details

Comment er Type:	Neighbour or general public
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Stance:	Customer objects to the Planning Application
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Reasons
for
comment:

Comment s:	I am writing as the next-door neighbour to share some friendly feedback and practical observations regarding the proposed extension at 7 Wood Ride.
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We were only made aware of the application recently as the site notice was put on a lamp post further down the road, not on the one closest to our house so we wanted to make sure we got our thoughts in before the deadline!

We completely understand wanting to extend and update the property, and we have no objections to the build itself.

However, having lived next door for the past 5 years, we know first-hand how heavy rain behaves along our shared boundary. We would feel terrible if the project went ahead as planned only for the new space to end up flooded or damaged down the line.

A few helpful details about the site that we think are worth keeping in mind:

Known Surface Water Area:

The site is in an Environment Agency surface water flood zone (150-300mm depth risk), and long-term flood data lists 7 Wood Ride as a medium surface water risk, increasing to high risk in future years (Image 7) from: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Replacing Permeable Lawn Space:

Building over the existing garden and garage footprint means there will be less natural ground to absorb rainfall. Without a tailored drainage strategy, this extra runoff could easily make pooling worse for both properties.

How Water Currently Flows:

Water naturally flows down the slope across this boundary. The previous owner mentioned she built the low retaining wall along the boundary to stop rain pooling right outside her kitchen and flooding it on a yearly basis (though there doesn't seem to be a record of this on the planning portal). Because the wall acts as a solid barrier, heavy rain causes water to back up and pool on our lawn (Images 1, 2, 3, and 4), and during severe storms, it spills right over the top into 7 Wood Ride (Videos 1 and 2).

Protecting the New Build:

The submitted plans show the existing drains under the build but don't yet include dedicated boundary drainage or SuDS measures to manage this overland flow. At present, the natural downhill flow has been altered by the unengineered retaining wall built along the boundary. Because our property sits on higher ground, surface water should naturally drain downwards; instead, this wall acts as a dam, backing water up and causing significant pooling and lawn damage on our side. If the natural flow path isn't addressed, water could back up onto our lawn or seep into their new living space.

Photos & Video Examples:

Because the portal doesn't accept video or multiple photos, I have emailed high-resolution photos and short video clips directly to the case officer: Tracie Axford on 01-10-2026 so you can see how the water pools and flows during rain and heavy rainfall.

Suggested Conditions:

To make sure everyone is protected and the new extension stays dry for years to come, we kindly ask that the council attach a couple of standard drainage conditions to any approval such as:

- A Surface Water Drainage Strategy: Requesting a SuDS assessment/drainage plan prepared by a qualified engineer before building starts.

- Boundary Interceptor Drainage: Ensuring continuous boundary drainage (like an ACO channel drain, French drain, or modified wall weep holes) is installed along the boundary line to safely capture and route rainwater away without it backing up onto either garden.

We really want to emphasise that we aren't looking to stand in the way of their plans! We just know how often this area pools throughout the year and want to ensure the underlying drainage issue is tackled as part of the works. If proper boundary drainage is built into the design, we would be completely happy with the proposal. We just want to make sure their lovely new space stays safe and dry for them to enjoy for years to come.

NOTE: We currently have right of access due to the drains being located on their property and so we would also be keen for clarification on how this would work within the development and moving forward in the event of an issue with the drainage.

Where did you hear about this application?	Not specified
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Kind regards