

Mid Sussex District Council

Our ref: HA/2025/126555/01-L01

Planning Policy

Your ref: DM/24/3050

Oaklands Oaklands Road

Haywards Heath

West Sussex

RH16 1SS

Date: 11 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 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

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reasons

Flood risk mitigation measures to address flood risk for the lifetime of the development

included in the design are inadequate because they will not make the development resilient to the flood levels for the 1% 105% climate change event. Consequently, the development proposes inadequate freeboard and raised finished floor levels.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and/or property as highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA and we'll respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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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