

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 June 2026 20:39:03 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1195

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/06/2026 8:39 PM.

Application Summary

Address:	The Lodge 10 Highfields Brighton Road Warninglid Haywards Heath West Sussex RH17 5SY
Proposal:	Proposed detached 3 bedroom single storey dwelling with cycle storage and onsite parking for two vehicles.
Case Officer:	Andrew Horrell

[Click for further information](#)

Customer Details

Address: 11 Thorndean Drive Chelwood House Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	I wish to submit comments regarding the above planning application.

My property directly backs onto/adjoins the plots affected by this application. I am not submitting an objection to the principle of the development, and from what I can see the site appears to be progressing in a considered and organised way. My comments are intended to seek clarification and reassurance on specific planning, drainage, environmental and construction matters arising from the submitted documents.

As a neighbouring property, my main concern is simply that any permanent dwelling on this site is supported by clear, accurate and enforceable information regarding foul drainage, surface water drainage and construction controls.

My principal area of clarification relates to foul drainage and surface water drainage. The submitted documents appear to confirm that there is no mains drainage available on the site and that foul drainage would rely on a private treatment system. Given the proximity of neighbouring residential properties and land, including my own, I would be grateful for confirmation that the proposed drainage arrangements are technically suitable, properly designed, enforceable, and subject to appropriate long-term maintenance.

There also appears to be an inconsistency within the submitted documentation. The Planning Statement appears to refer to foul drainage connecting to the public mains sewer system, whereas the separate Foul & Surface Water Drainage Statement states that there is no mains drainage on the site and that a private foul drainage treatment system is being installed. I would be grateful if this could be clarified as part of the application process.

I respectfully ask the Council to confirm the following:

The exact type, specification and capacity of the proposed private foul drainage treatment system.

Whether the system is intended to serve only the proposed new dwelling or both the proposed dwelling and The Lodge.

Whether the stated capacity is sufficient for the realistic combined occupancy of the existing and proposed dwellings.

The proposed discharge route from the private treatment system.

Whether the system complies with the Environment Agency's general binding rules or whether an environmental permit is required.

Who will be legally responsible for the long-term maintenance, servicing and repair of the private drainage system.

What safeguards are in place to prevent odour, overflow, pollution, groundwater contamination or adverse impact on adjoining land and residential properties.

I would also appreciate clarification regarding surface water drainage. The submitted information appears to rely on soakaways, but I would like to understand more clearly the proposed locations, percolation testing, groundwater conditions, overflow routes, and how neighbouring land and properties will be protected from increased run-off. As a neighbouring property that directly backs onto the site, I would welcome reassurance that surface water will not migrate towards adjoining boundaries, gardens or residential land.

If the application is approved, I respectfully ask that suitable conditions are included to ensure that:

full foul drainage details are submitted and approved before relevant works commence;
full surface water drainage details, including percolation test results, soakaway calculations, exact locations and exceedance/overflow routes, are submitted and approved before relevant works commence;
the private foul drainage system is fully installed, commissioned, certified and operational before occupation;
the surface water drainage system is fully installed and inspected before occupation;
a written maintenance and management plan is provided for the private sewage treatment system and soakaways;
the drainage arrangements do not cause flooding, pollution, odour, groundwater contamination or adverse impact to neighbouring land or residential amenity.

I would also welcome appropriate construction management controls, given the position of the proposed development behind/near existing residential properties. This could include controls around construction access, working hours, contractor parking, storage of materials, dust, noise, waste disposal, boundary protection and prevention of damage or nuisance to neighbouring land.

The arboricultural information also appears to indicate that further tree protection details may be required. I therefore ask that any approval includes suitable tree protection measures where necessary, including an Arboricultural Method Statement and Tree Protection Plan, to ensure that existing boundary trees, screening and neighbouring amenity are protected during construction.

I would also like to add that I purchased my property in July last year and am still relatively new to the area. I do not want my first interaction with neighbouring landowners or residents to be taken as negative or obstructive. My intention is not to create difficulty or oppose development for the sake of it, but simply to ensure that matters are properly documented, clarified and controlled. At present, the submitted information does not yet give me full confidence on the drainage, sewage and surface water arrangements, and I would therefore welcome further clarification and reassurance through the planning process.

In summary, I am not objecting to the principle of the development. My comments are intended to seek clarification and reassurance on the facts presented in the submitted documents, particularly around foul drainage, surface water run-off, maintenance responsibilities and construction controls. As the neighbouring property directly backing onto the plots, I would be grateful for confirmation that these matters will be properly clarified and controlled through the planning process.

Thank you for considering my comments. ...

Kind regards