

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

Our ref: HA/2025/126555/04
Your ref: DM/24/3050
Date: 02 July 2025

Dear Planning team (FAO: Rachel Richardson),

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 the consulting the Environment Agency on the above application following the submission of new documents.

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

Environment Agency position

We have no objection to the proposal provided that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood risk assessment

The development shall be carried out in accordance with the submitted Flood Risk Assessment (dated 02/04/2025, ref: C3429, rev 2, by CGS Civils) and the following mitigation measures it details:

- **The proposed dwelling and associated land raising works will be wholly located in Flood Zone 1 (Figure 6 of the Flood Risk Assessment and drawing FL-01 ('Proposed Flood Compensation Area and External Levels Sheet 1 of 2', dated May 2025)).**
- **Finished floor levels shall be set no lower than 11.44 metres above Ordnance**

Datum (AOD) (section 10.4 of the Flood Risk Assessment).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

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 notify us immediately if you are unable to apply our suggested condition to allow further consideration and advice.

Advice to the Local Planning Authority and Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you would like to find out more about reducing flood damage, please visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

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