

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 22 April 2025 21:29:08 UTC+01:00
To: "Andrew Clarke" <andrew.clarke@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0097

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/04/2025 9:29 PM.

Application Summary

Address: Sakkara 5 Shelley Wood Burgess Hill West Sussex RH15 9XL

Proposal: Retrospective application for infilling of pond. Flood Risk Assessment technical note received 31/3/25

Case Officer: Andrew Clarke

[Click for further information](#)

Customer Details

Address: 4 Shelley Wood Gatehouse Lane Burgess Hill

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I have reviewed the Flood Risk Technical Note. It acknowledges the existence of the pond. The flow accumulations map shows the route that any overflow from the pond would follow - to the southeast. port " This is directly over / under my property. This is very concerning to me. To also state there is no evidence that a spring exists and therefore the pond was ephemeral / ornamental is contrary to the pond being in existence for many years. Springs are not always active, they can be active only during certain times or in response to specific conditions such as increased ground water levels, rainfall or human activities.

It must be noted that within the original planning permission document BH/101/94 (4.11.94) for the development which accompanies the Title Deeds to my property, Mid Sussex District Council specifically added compliance to following condition:

"25. The existing pond within the north western corner of the site shall be retained and prior to the commencement of development details of measures for the protection of the pond during the course of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the pond and ensure its retention in the interests of amenity and site drainage".

I expect this condition within the planning permission to be complied with. The drainage within the development was planned and considered specifically with the pond in place. It was an essential amenity to the site. I was surprised when I contacted Mid Sussex District Council when the pond was infilled that they raised no concern over the matter. Retrospective planning permission is now being sought. I do not expect Mid Sussex District Council to ignore or not comply with its own planning permission. The covenant still applies.

I require full assurance that measures are in place to protect my property from flooding and / or drainage damage now and in the future. The owners of 5 Shelley Wood have their property for sale, the problems incurred from infilling the pond will not be theirs. I have no plans to move and will remain with the concerns over flooding and drainage damage. These risks will be ongoing and can be accumulative.

Kind regards