

Drainage Strategy Addendum

Prepared on behalf of Vistry Homes Ltd.

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

Project Name	Imberhorne Farm, East Grinstead
Client	Vistry Homes Limited
Project Ref	2206781
Report Ref	2206781_A-ACE-XX-XX-RP-C-0311
Report Title	Technical Note – Drainage Strategy
Date	01/04/2026

Document Control

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	For Information	LE	AC	CC	01.04.2026
					

Distribution

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1. Introduction

Overview

- 1.1. Ardent Consulting Engineers (hereafter referred to as 'Ardent') have been commissioned by Vistry Homes (the Client) to address the comments made by the West Sussex County Council (WSCC), as the Lead Local Flood Authority (LLFA), with respect to the proposed Outline Planning application (Ref.DM/26/0131) at Imberhorne Farm, East Grinstead. See **Appendix A** for the LLFA comments (REF. DM/23/2699).
- 1.2. This is in response to the Lead Local Flood Authority (LLFA) comments of the 13th February 2026 with the key points set out below in their objection requesting more information. Refer to **Appendix A** for LLFA correspondence.
- 1.3. Each comment is taken in the following section, in turn, and Ardent's response provided immediately below.

2. Surface Water Drainage Strategy

Lead Local Flood Authority Comments

- 2.1. As introduced above, the LLFA Comments will be taken in turn below, and replicated in *italics* for ease of reference, with the Ardent response immediately below.

1. The LLFA notes that surface water flow paths exist now and into the future (West, Central and East). Please clarify by overlaying the proposed layout over Surface Water Flood Risk Mapping that no properties are within and there are appropriate buffers, easements provided. Please annotate and potential exceedance, extent and depths as appropriate.

- 2.2. Please refer to Drawing No.2206781-ACE-XX-00-DR-C-0627 - Rev P1 - Surface Water Flood Plan included in **Appendix B**, which shows EA flood risk mapping overlayed onto the site layout which demonstrates that the surface water flood extents are contained within the watercourse during the design event. The EA NaFRA2 flood depths dataset also shows that there are no flood depths exceeding 300mm outside of the watercourse, with some flooding between 200-300mm to the north of the site where the sports pitches are located, refer to **Appendix B** for flood depth mapping.

- 2.3. It is worth noting that the two flow paths in the west of the site originate from within the site itself and therefore this risk would be removed by the implementation of the development drainage strategy.

2.The design of the SuDS features should be of sufficient detail for the level of application. The LLFA have been unable to locate any cross sections of the basins. Please signpost and/or provide to review.

- 2.4. Revised drawings have been prepared which include additional detail on the SuDS features, including basin cross-sections, to provide an appropriate level of information for the current stage of the application. Please refer to **Appendix C**.

3.The calculations (Page 12, December 2025) show a CV 0.95 applied in the 1 in 100 +45%. Please clarify and provide updated simulation if necessary.

- 2.5. Causeway flow calculations have been reviewed and updated to apply a CV value of 1.0 to provide a more conservative assessment. The updated calculations are provided in **Appendix D**.

3. Conclusion

- 3.1. The proposed surface water drainage strategy is in accordance with the requirements set out by the Lead Local Flood Authority, the aims of the NPPF, the Planning Practice Guidance to the NPPF and local planning guidance. The Site will not be at significant risk of flooding or increase the flood risk potential to others.

Appendices

- *Lead Local flood Authority Correspondence Dated the 13th February 2026*
- *Drawing No.2206781-ACE-XX-00-DR-C-0627 - Rev P1 - Surface Water Flood Plan*
- *Drawings No:*
 - No.2206781-ACE-XX-00-DR-C-0621*
 - No.2206781-ACE-XX-00-DR-C-0622*
 - No.2206781-ACE-XX-00-DR-C-0623*
 - No.2206781-ACE-XX-00-DR-C-0624*
 - No.2206781-ACE-XX-00-DR-C-0625*
 - No.2206781-ACE-XX-00-DR-C-0626*
 - No.2206781-ACE-XX-00-DR-C-0628*
- *Causeway Flow Calculations*

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Appendix A

Lead Local flood Authority Correspondence Dated the 13th February 2026



Steven King
Mid Sussex Planning
Oaklands,
Oaklands Road,
Haywards Heath,
West Sussex,
RH16 1SS

Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Date 13 February 2026

Planning Reference: **DM/26/0131**

Site Address: **Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex**

Planning Description: **Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.**

Dear Steven,

Thank you for your consultation on the above site, received on 23 December 2025. For this consultation, we have reviewed the following documents submitted:

- Drainage Strategy prepared by Ardent, December 2025

We **Further information is required**, therefore **unable to recommend** the approval of reserved matters.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will review our position if the following clarifications and information is sufficiently addressed.

1. The LLFA notes that surface water flow paths exist now and into the future (West, Central and East). Please clarify by overlaying the proposed layout over Surface Water Risk Mapping that **no properties** are within and there are appropriate buffers, easements provided. Please annotate any potential exceedance, extent and depths as appropriate.

2. The design of the SuDs features should be of sufficient detail for the level of application. The LLFA have been unable to locate any cross sections of the basins. Please signpost and/or provide to review.
3. The Calculations (Page 12, December 2025) show a CV 0.95 applied in the 1 in 100 +45%. Please clarify and provide updated simulation if necessary.

Informative

We strongly recommend increased use of rainwater harvesting and source control SuDS (such as swales, permeable paving, bioretention areas etc). This will reduce reliance on large end of system attenuation features, and result in better integrated SuDs within the development layout.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

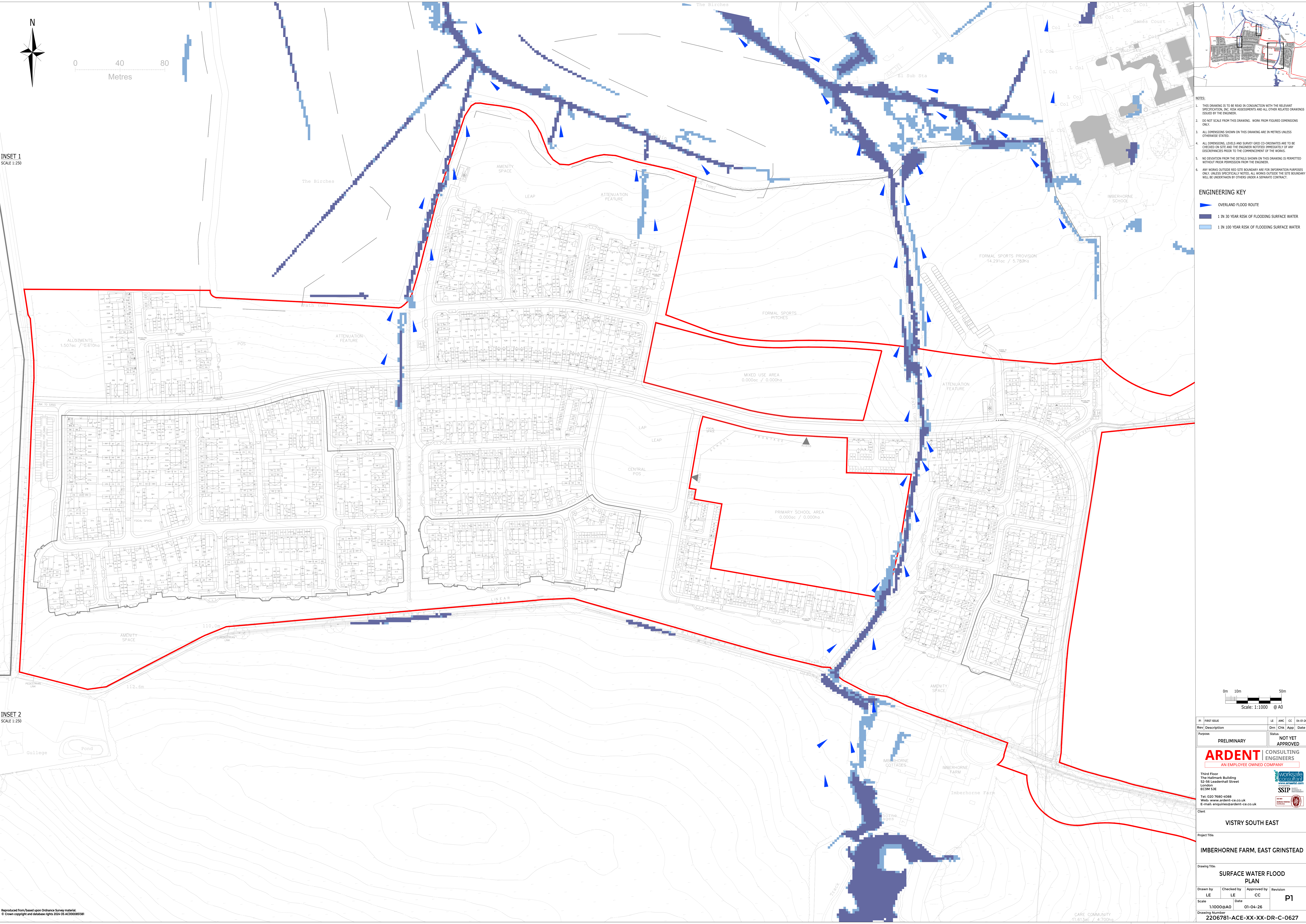
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Appendix B

- Drawing No.2206781-ACE-XX-00-DR-C-0627 - Rev P1 - Surface Water Flood Plan



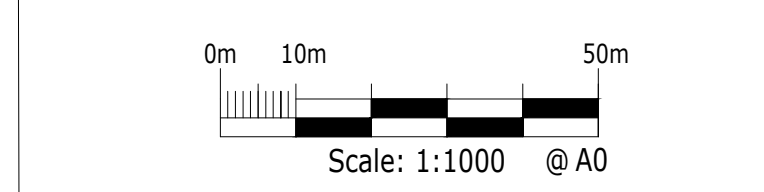
INSET 1
SCALE 1:250

INSET 2
SCALE 1:250

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- ENGINEERING KEY
- OVERLAND FLOOD ROUTE
 - 1 IN 30 YEAR RISK OF FLOODING SURFACE WATER
 - 1 IN 100 YEAR RISK OF FLOODING SURFACE WATER



PI	FIRST ISSUE	LE	AMC	CC	04-01-26
Rev	Description	Drm	Chk	App	Date
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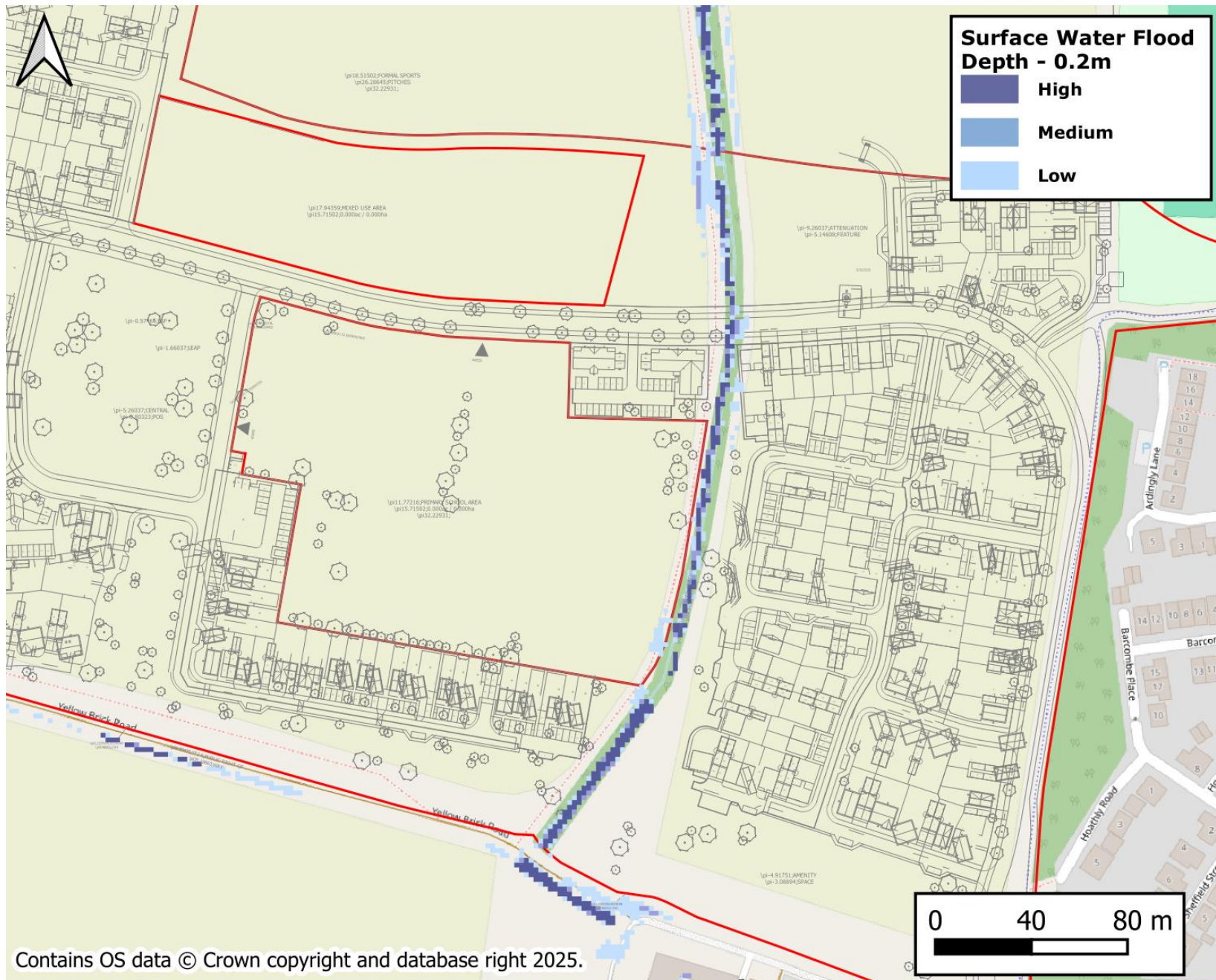
Client: VISTRY SOUTH EAST

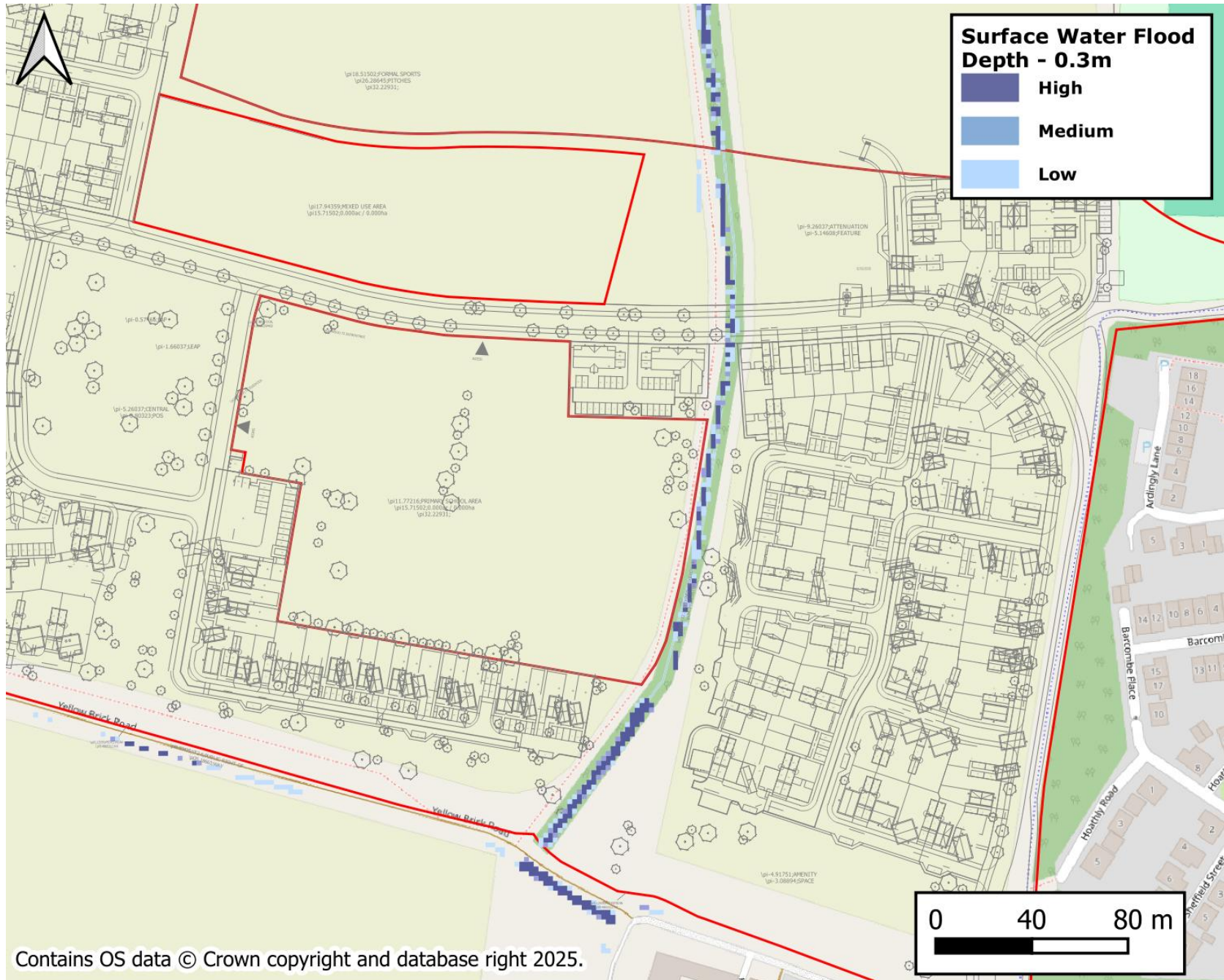
Project Title: IMBERHORNE FARM, EAST GRINSTEAD

Drawing Title: SURFACE WATER FLOOD PLAN

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LE	LE	CC	P1
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Drawing Number: 2206781-ACE-XX-XX-DR-C-0627





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Appendix C

- *Drawings No:*

No.2206781-ACE-XX-00-DR-C-0621

No.2206781-ACE-XX-00-DR-C-0622

No.2206781-ACE-XX-00-DR-C-0623

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No.2206781-ACE-XX-00-DR-C-0625

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