

From: Miles Young <milesyoung@westbournes.uk>
Sent: 04 September 2025 15:10:21 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Manny Aparicio" <manny@lps.pm>
Subject: DM/24/3051 – Highfield, West Hill, East Grinstead (Drainage)
Attachments: 20250902-East Grinstead Surface Water Review- ANR-AJ-11089.pdf, 11089-503P LOCATION OF PROPOSED OFFSITE SEWER CONNECTIONS.pdf, Soakaway for catchment of 90m2.pdf
Importance: High

Hi Joanne,

I called earlier to discuss our position to the LLFA's most recent response.

By way of background, the LLFA raised only two matters in relation to our client's planning application: (i) clarification on certain calculations in the original drainage strategy; and (ii) details of the proposed final outfall from the site.

Matter (i) was resolved promptly; but in relation to matter (ii), the LLFA has sustained its objection.

Throughout, our position has been – the absence of details of a final connection is not legitimate grounds to object to a planning application; this being an engineering matter which will be addressed at the detailed design stag, pursuant to an appropriately worded drainage condition. Indeed, that was the approach taken with the previous planning application.

We are grateful for your efforts in communicating this position to the LLFA, but their most recent response sustains their position regarding the location of the final outfall (despite Southern Water agreeing the outfall rate is agreed).

Therefore, our client's engineer has effectively brought forward the detailed design of the drainage system, in order to identify a suitable outfall. The majority of the development (86%) will be drained through the various on-site SuDS initiatives, before routing northeast between the care home and embankment, and onwards to a connection on West Hill (see attached drawing). Our client's tree consultant has review this and is satisfied that the chosen alignment is acceptable in arboricultural terms.

The access road below the level of the main drainage system (the remaining 14%), will be drained separately via a combination of cellular storage areas beneath the road, routed to soakaway chambers located below the landscape belts either side of the road (noting that the chambers sit outside any RPAs). Our client's engineer is satisfied that the chambers are sufficiently sized relative to the drainage characteristics of the ground.

In parallel, amendments have been made to our client's surface water connection application to Southern Water, via their application portal. We understand that SW aim to respond within 21-days. To restate, Southern Water accepts the proposed outfall rate; and is now presented with a specific connection location.

Notwithstanding this, we cannot entertain a situation where acceptability in planning terms is conditional upon a third-party application process and therefore encourage the LLFA to review the principles of the proposed strategy.

Regards,

Miles

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