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**Lead Local Flood Authority
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Date 10 April 2026

Planning Reference: **DM/26/0073**
Site Address: **Land Off West Hoathly Road East Grinstead West Sussex**
Planning Description: **The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.**
Statutory Response Due by: **13 April 2026**

Dear Joseph,

Thank you for your consultation on the above site, received on 23 March 2026. For this consultation, we have reviewed the following documents submitted:

- Technical Note: TN01 – Response to LLFA Holding Objection to DM/26/0073, prepared by Motion, dated 16 March 2026
- Report: Flood Risk Assessment and Drainage Strategy, prepared by Motion, dated 5 January 2026, Issue FINAL C
- Plan: Detailed Site Layout, prepared by ECE Architecture, December 2025

The LLFA previously responded to this application on the 10 February 2026, outlining three points of objection. Since then, the applicant has provided a Technical Note to address these concerns. Detailed drainage design drawings have been provided outlining the location and size of the SuDS drainage features. This updated information accounts for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies of Mid Sussex District Council.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policies of Mid Sussex District Council and we would **object** until such time that the details below are submitted for review.

Condition 1:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (dated 5 January 2026) and Technical Note (dated 16 March 2026) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policies of Mid Sussex District Council.

Condition 2:

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Mid Sussex District Council.

Condition 3:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition [SPECIFY]. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Mid Sussex District Council.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse may require consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals. Further information can be found at:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

Yours sincerely

Flood Risk Management Team