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County Hall
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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 29th July 2025

Joanne Fisher
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Joanne,

RE: DM/25/1650 – Horncastle Care Centre, Plawatch Lane, Sharpthorne, East Grinstead, East Sussex, RH19 4JH

Thank you for your consultation on the above site, received on 8th July 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawatch Lane and associated car and cycle parking and landscaping.

It is noted that the FRA was not provided until 24th July 2025, therefore we believe the application should not have been validated until then, as this means we have only had 5 days in this consultation period to carry out our review.

The application is currently not in accordance with NPPF, PPG Flood risk and coastal change, National Standards for SuDS and MSDC Local Plan, therefore flood risk could increase elsewhere. We **object** to this planning application and require further information on:

1. The hydraulic calculations are based on a site in Scotland (which is where hydrological region 1 is located). Sustainable drainage strategies must be site specific. Please submit the FEH-22 point data files for this application, in accordance with clause 5.1.7 of the FEH Web Service terms of use (<https://fehweb.ceh.ac.uk/Home/Terms>). These must be submitted directly to FRM@westsussex.gov.uk rather than to the planning portal (via the planning officer), to ensure that the data remains confidential in accordance with those terms.

The rest of the calculations and drainage strategy where required will then need to be updated to reflect any changes.

2. While source control SuDS features have been assessed in Table 3, only permeable paving has been used as well as an underground attenuation tank. It is unclear why the other source control features categorised as suitable are currently not proposed to be used.
3. As this is a full planning application, full network calculations are required. The drainage layout must be labelled to allow for cross referencing with the calculations.
4. An impermeable area plan is required.
5. Cross section of permeable paving and tank
6. Further evidence showing watercourse connectivity to the wider network is required. It appears that the watercourse is outside the red line boundary, therefore evidence of an agreement from third party landowner is required.
7. As the application is proposing to discharge surface water to ordinary watercourse, a surcharged outfall is required.
8. It is unclear how the site currently drains and what will happen with the existing network within the site.

It should be noted that the National Standards for SuDS have been updated, therefore we'd expect any re-submitted documents to follow updated standards.

The level of detail provided in this application more reflects what we require for an outline planning application rather than a full planning application.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Flood Risk Assessment by MEC Consulting Group, July 2025

Outline Drainage Strategy by MEC Consulting Group, 15.04.2025

Drainage Technical Note by MEC Consulting Group, April 2025