



Martin Dale
Mid Sussex District Council
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RH16 1SS

Lead Local Flood Authority
Ground Floor
Northleigh
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PO19 1RH

Date 04 February 2026

Planning Reference: **DM/25/1650**

Site Address: **Horncastle Care Centre Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH**

Planning Description: **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 Plawhatch Lane and associated car and cycle parking and landscaping.**

Statutory Response Due by: **6 February 2026.**

Dear Martin Dale

Thank you for your re-consultation on the above site, received on 20 January 2026. For this consultation, we have reviewed the following documents submitted:

- Drainage Technical Note, MEC Consulting Group, November 2025, 29528-FLD-0101 Rev A.

The LLFA previously issued a response on the 29 July 2025. The applicant has since responded to the objection points and while most of the previous comments have been addressed, the LLFA still have the following concerns:

- Third party landowner agreement is required for the proposed outfall to the ordinary watercourse. The LLFA note that there are on-going discussions but an agreement is required at this stage.

Therefore, we **maintain our objection** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage relating to the development not complying with NPPF, PPG or local policies

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 consider reviewing this objection if the issue highlighted above is adequately addressed.

Yours sincerely,

Flood Risk Management Team

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