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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 12th November 2025

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

Dear Joanne,

RE: DM/24/3051 – Highfield, West Hill, East Grinstead, RH19 4DL

Thank you for your re-consultation on the above site, received on 24 October 2025. We have reviewed the further information as submitted and wish to make the following comments:

We note there has been a scheme proposed at this site previously (DM/23/0007), however this was an outline application only, and was prior to the update to the National Standards for SuDS (July 2025).

We can confirm that we have reviewed the Tree Officer's comments and the primary surface water drainage route is acceptable in principle.

With regards to the road catchment, we note the head of the road nearest the proposed care home will connect to the above system, which is acceptable.

However, we do have some further queries regarding the design for the remainder of the road catchment:

1. The cross section of the proposed soakaways either side of the access road does not include the rising main, please can this be added to assist in our understanding of levels and positioning.
2. As we understand it, only one soakaway is proposed to be pumped, please can the connection of the Easterly soakaway to the wider system be clarified including an updated drawing.
3. Further evidence is required to show that the proposed storage in the system can cater 24 hour pump failure. The section of the National Standards for SuDS titled Pumping requirements, under Standard 1 must be addressed at this stage of planning. This is because it could affect the layout of the site.

4. It is noted that the infiltration potential at the depth and location of the proposed soakaways is based on some assumption (as taken from the geotechnical consultant's clarification) – *“At these depths the more competent and less erodible siltstone beds of the Lower Tunbridge Wells Sands are **likely** to be present and soakaways within the competent siltstone **could** be effective as water would disperse through fissures in the siltstone. Thus, for the north western section of the site only it **may** be possible to use soakaways to dispose of run off from the road. For soakaways in the north west of the site within the more competent siltstones a soil infiltration rate of around 5×10^{-6} m/s would be considered appropriate **subject to validation by testing** when excavation for the proposed entrance is permitted.* We will need to see in revised calculations for the new proposal with an assumption of no infiltration potential given the above in the absence of testing. Alternatively, the relevant percolation testing can be undertaken to confirm the soakaways are sized appropriately.

5. Please provide winter groundwater monitoring data for the depth and location of the proposed soakaways to ensure the appropriate clearance as per section 1.15 of the National Standards for SuDS.

Upon receipt we will be in a position to comment further as to whether conditioning the final design would be acceptable.

It is accepted that pumping will have to form part of that solution in this instance. This will need to be supported by the 24 hour pump failure evidence requirement, as described in point 3.

Yours sincerely,

Natalie Biddulph

Flood Risk Management Team

FloodRiskManagement@westsussex.gov.uk

Documents considered for this response:

- Drawing 11089-503P Rev B
- NJP Correspondence 23rd October 2025 Ref: NR/AJ/11089
- Compass Geotechnical Correspondence 6th October 2025 Ref: 253123L-1
- Westbournes Correspondence 23rd October 2025 Ref: 3175/MY/LT20251023
- Assistant Tree Officer Response 29th October 2025
- Updated Tree Survey and AIA