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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 9th October 2026

Steven King
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Steven,

RE: DM/26/2215 and DM/26/2163 - Land South And West Of Imberhorne Upper Schoo, Imberhorne Lane, East Grinstead, West Sussex

Thank you for your consultation on the above site. We have the reviewed the documents submitted and have the following comments to make.

As these applications are interlinked, and the design of the surface water drainage could alter the layout of the site, being agreed as part of the reserved matters, we have combined the comments.

DM/26/2163: Reserved Matters application for a retirement living scheme (Use Class C2) for 134 dwellings at Land West of Imberhorne Lane. The Reserved Matters include appearance, landscape, layout and scale, pursuant to outline approval DM/23/2699. Also to include details to address condition no. 24 relevant to the Care Community element of DM/23/2699.

DM/26/2215: This is an application for the discharge of planning conditions 25, 35, 36 and 44 relating to planning application DM/23/2699. Condition 36 is relevant to surface water drainage and is worded as follows:

The development hereby permitted shall not commence, in any phase, unless and until details of the proposed foul and surface water drainage and means of disposal, for that phase, have been submitted to and approved in writing by the local planning authority. No building, or use, shall be occupied, or first commenced, within a phase, until all the approved drainage works, for that phase, have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Maintenance and management during the lifetime of the development should be in accordance with the approved details.

We **object** to this application, and require the following additional information:

- We require further evidence that the application is in accordance with the 2025 version of the National Standards for SuDS, as referenced in the NPPF. The Drainage Strategy is currently focused on the previous version of the Standards. We would recommend using the following, which includes a template: [Sustainable drainage systems - West Sussex County Council](#).
- There are some conflicts between the design of tank AT-01 – In the Drainage Strategy Report and Drainage Strategy Drawing, it specifies that the tank is 0.75m deep. In the hydraulic calculations, the tank is modelled to be 1.5m deep, which may mean that there are not suitable cover levels for the tank. It is important that the details in the Drainage Strategy correspond with the hydraulic modelling.
- Ponds PO-01 and PO-02 in the Drainage Strategy appear to have some placeholders:

	POND - PO-01
	MAX STORAGE VOLUME = TBCm³
	MAX WATER LEVEL = TBC
	MAX DEPTH = TBC
1619m ³	STORAGE PROVIDED IN ABOVE GROUND POND
1429m ² x 2.55m	DEEP (WITH 1:3 SIDE SLOPES).
	TOP OF POND = 117.000
	= 114.900
	BASE OF POND = 114.450
	FREEBOARD = 300mm

- The exceedance plan shall include the location, area, direction and depth of flooding in the 100 year plus climate change event.
- 3m minimum maintenance easements surrounding the basins are required for maintenance purposes.
- While an Operations and Maintenance Manual are referenced in the Drainage Strategy Report, this is not provided.

For clarity, West Sussex County Council are the LLFA for this site, rather than Surrey, as referenced in Section 8.1 of the Drainage Strategy Report.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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