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Lead Local Flood Authority 27

Date 27th 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 18 November 2025. We have reviewed the further information as submitted and wish to make the following comments:

Following the submission of the additional information, our concerns have been adequately addressed. We note the amendment to remove the soakaway element, replaced with interconnected water storage chambers and that the revised system will have sufficient capacity, including in the event of 24 hour pump failure. We therefore have **no objection, subject to conditions:**

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 and Drawings and remain 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 Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies.

Condition 2

The development hereby approved shall not be first 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 features and connecting drainage structures and maintenance requirement for each aspect
- 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.

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 local Planning Policies.

Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and 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 1. 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 Local Planning Policies.

Advisory

At discharge of condition stage we will need to see details as to how maintenance will be managed within the final storage tank design, including the interconnecting pipes currently proposed. Consideration will need to be given to silt management to ensure the system is resilient to build up and can easily be maintained in general (as there is only access to one chamber in this type of design). We recommend consulting the CIRIA SuDS manual for further guidance on requirements.

Yours sincerely,

Natalie Biddulph

Flood Risk Management Team

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Documents considered for this response:

- NR/AJ/11089 Response to LLFA Comments dated 17/11/2025
- Email dated 17/11/2025
- Drawing 1089-503P Rev C