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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 29 July 2025

Steven King
Mid Sussex
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

Dear Steven,

RE: DM/25/1796 – Discharge of planning conditions 4, 6, 8, 11, 12, 21, 23 and 37 relating to planning application DM/23/0810 – Land South Of Crawley, Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PP

Thank you for your consultation on the above site, received on 22 July 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 4, 6, 8, 11, 12, 21, 23 and 37. Condition 4 is the only condition relating to flood risk and drainage matters. Thus, we have **no further comment** on the remaining conditions.

The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to drainage. For reference, Condition 4 is worded as follows:

'No development shall take place unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority.'

No building shall be occupied until all the approved drainage works 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.'

Reason: *To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 – 2031'.*

We cannot locate the timetable for implementation within the surface water maintenance and management plan. To be in line with the wording of condition 4, we would need to see this laid out clearly. We also would need to see the responsibility of maintenance confirmed (i.e. TO BE CONFIRMED as BDW). At discharge of conditions stage, this should be clearly laid out. Additionally, whilst we note that the drawings are detailed design, we would need to see the network modelled under the correct parameters (i.e. FEH22 / FEH2013, CV value of 1, climate change allowance on the 3.33% AEP and 1% AEP events and urban creep) for all rainfall return periods up to and including the 1% AEP plus appropriate climate change allowance event.

As such, we are **unable to recommend the discharge of Condition 4.**

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.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

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

- Report: SuDS and Surface Water Maintenance Plan, prepared by InfraEngineering Practice, Ref: IEP_019_029_014