

Martin Dale
Development Control
Mid Sussex District Council
Haywards Heath
West Sussex
RH16 1SS

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Dear Martin,

Date 06 May 2026

**DM/25/2223 - Juhring and Hobbs Field At Saint Hill Manor Saint Hill Road East
Grinstead West Sussex**

Thank you for your consultation on the above site.

Change of use of vacant land to event area for use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements, (Amended Description, Plans, Documents received on 16th April 2026).

For this consultation, we have reviewed the following documents submitted:

- Report: Site 1 Car Park Flood Risk Assessment & Surface Water Drainage Strategy | Prepared by QED Structures | Dated 23 October 2025 | Rev: P04
- Report: Site 2 Marquee Area Flood Risk Assessment & Surface Water Drainage Strategy | Prepared by QED Structures | Dated 29 October 2025 | Rev: P05

The applicant has provided a Flood Risk Assessment (FRA) and Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies of Mid Sussex District Council.

The updated Flood Risk Assessment and Drainage Strategy address the LLFA's previous concerns and therefore, we have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy Mid Sussex District Council and we would **object** until such time that the details below are submitted for review.

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 & Drainage Strategy as listed at the start of this letter and remaining 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 Authority.

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

Condition 2:

The development hereby approved shall not be 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 feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- 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. This will include the name and contact details of any appointed management company.

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 Policies of Mid Sussex Council.

Condition 3:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey

and verification 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 Policies of Mid Sussex Council.

Yours sincerely

Mat Jackson
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