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Development Control
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West Sussex
RH16 1SS

Ground Floor
Northleigh
County Hall
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PO19 1RH

Lead Local Flood Authority

Date 10 September 2026

Dear Andrew,

RE: DM/25/2716 – Wickenden Manor, Chilling Street, East Grinstead, RH19 4JB

Thank you for your re-consultation on the above site, received 21 August 2026. We have reviewed the application as submitted and wish to make the following comments.

Proposed three storey extension to provide further accommodation, meeting rooms and kitchen. Extension and change of use of stables to create further accommodation. Erection of conservatory to Lodge. New hard surface basketball and tennis court. Installation of solar panel arrays within the walled garden.

This is a full application therefore the level of detail submitted raised concerns that there are several issues with the Drainage Strategy which could increase flood risk elsewhere.

The LLFA are satisfied that the information is sufficient to address are previous concerns and have **no objection** subject to the following conditions:

Condition 1

Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies.

Condition 2

The development hereby approved shall not be first occupied/brought into use until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Condition 3

The development hereby approved shall not be first occupied/brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details. If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Yours sincerely,

Mat Jackson
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