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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 22 October 2025

Planning Officer
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Planning Officer,

RE: DM/25/2442/DOC Land South Of Crawley Down Road, Felbridge, East Grinstead, West Sussex

Thank you for your re-consultation on the above site, received on 21 October 2025. We have reviewed the application as submitted and wish to make the following comments.

Discharge on condition no.s 4, 6, 8 17 and 26 relating to planning application DM/23/0810.

The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to surface water drainage. The LLFA wish to make no further comments in relation to Conditions 6,8,17 and 26 For reference, Condition 4 is worded as follows:

4. 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 are **unable to recommend approval for the discharge of Condition 4** as currently worded due to insufficient information. The Lead Local Flood Authority (LLFA) has been unable to locate a clear 'timetable for implementation', as well as associated plans and management details that are specifically aligned with the approved infrastructure. Further clarification and structured documentation are required.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- 25032-XX—XX-DR-C-0101 Drainage Strategy Rev P01 04.09.25
- 25032-XX—XX-DR-C-0111 Proposed Levels Rev P01 04.09.25
- xxxxx-GD-xx-xx-TN-DS-0001Rev P01 Technical Note prepared by Grainger Daniels September 2025 (Drainage Maintenance Plan, SuDs Basin)