

21 July 2026

FAO Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2177i

Dear Mr King,

Application for approval of details reserved by Conditions 36 and 44 pursuant to application reference DM/23/2699 at Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex.

This application has been submitted online via the Planning Portal under reference **PP-15100746** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted for approval pursuant to Conditions 36 (Foul and Surface Water Drainage) and 44 (As-Built Flood Risk) of application reference DM/23/2699 which received consent for the aforementioned development on 23 December 2025.

Condition 36 and 44 are required to be discharged prior to the commencement of development of each phase. Details of all documents submitted for the discharge of this condition are set out below.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

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Conditions 36 (Foul and Surface Water Drainage)

The development hereby permitted shall not commence, in any phase, unless and until details of the proposed foul and surface water drainage and means of disposal, for that phase, have been submitted to and approved in writing by the local planning authority. No building, or use, shall be occupied, or first commenced, within a phase, until all the approved drainage works, for that phase, 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.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **2500920-ACE-XX-XX-RP-C-0301-Rev B - Flood Risk Assessment and Drainage Strategy**

For the avoidance of doubt, this condition discharge is sought in relation to all phases of the development. We trust the accompanying drawings/documents are sufficient to discharge this condition in relation to the phases listed above.

Conditions 44 (As-Built Flood Risk)

In accordance with section 5.1.7 of the submitted flood risk assessment (FRA) (reference: 332510840, dated October 2023), no built development approved by the proposed outline planning permission shall commence until details demonstrating all built development is in Flood Zone 1 has been submitted.

Built development should be shown that it is at least 5 metres away from Flood Zone 2.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/ phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **2206781-ACE-XX-XX-RP-C-0301-Drainage Addendum-Apps**

For the avoidance of doubt, this condition discharge is sought in relation to all phases of the development. We trust the accompanying drawings/documents are sufficient to discharge this condition in relation to the phases listed above.

Conclusion

To summarise, this submission seeks the approval of details reserved by Conditions 36 and 44 relating to application reference DM/23/2699 at Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead, West Sussex.

We look forward to receiving written confirmation of the approval of these details in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director