



**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Date: 01 October 2026

Andrew Watt
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew Watt,

RE: **DM/26/2271 – Wickenden Farm Chilling Street Sharpthorne East Grinstead West Sussex RH19 4JD.**

Thank you for your consultation on the above site. We have reviewed the application and information relating to drainage and flood risk and wish to make the following comments.

The applicant is applying for the discharge of planning conditions no 3, 4, 5, 6, 7, 9, 10 and 12 relating to planning application DM/24/1609

Following a review of the submitted information, we have noted insufficient information has been provided to meet the wording of Condition 4. **Therefore, we would recommend Condition 4 is not discharged until updated information is received addressing the following points:**

1. The submitted drainage strategy indicates that some of the proposed SuDS features appear to be located outside the red line boundary for the development. The applicant should provide evidence that the land required to accommodate the drainage infrastructure is within their control, together with details of the ownership and maintenance arrangements necessary to secure the drainage scheme for the lifetime of the development.
2. The submitted infiltration calculations apply an incorrect factor of safety of 2 for the soakaway. The applicant will need to use the appropriate central column factor of safety for the size of the area to be drained within the National Standards for SuDS.

Reason

To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 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

For further information on what is required at Discharge of Condition stage please follow the link below to the Detailed Drainage Design Checklist:

[DETAILED DRAINAGE DESIGN CHECKLIST – CONDITION DISCHARGE STAGE](#)

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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