

Steven King
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

Date 23 July 2026

Dear Steven,

DM/26/1199 - Land South Of Leacroft London Road Hickstead West Sussex

Discharge of condition nos 2, 3, 4, 5 and 6 relating to application DM/23/1339

Thank you for your consultation on the above site.

The LLFA have reviewed the documents submitted in relation to Condition 3, as it relates to drainage. For reference, Condition 3 is worded as follows:

The development hereby permitted shall not commence unless and until details of the proposed foul and 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. No surface water shall be permitted to run off from the development hereby permitted on to the highway or into any drainage system connected to the highway

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy DP41 of the District Plan 2014 - 2031 and to ensure that the A2300 and A23 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980, to satisfy the reasonable requirements of road safety and to prevent environmental damage and to comply with policy DP21 of the Mid Sussex District Plan 2014-2031.

Further information is required in order to satisfy the wording of Condition 3. While the LLFA does not object to the principles of the proposed surface water drainage scheme, more evidence and further detail is required at this stage. Detailed drainage drawings should be provided and appropriately referenced.

As such, we are **unable to recommend the discharge of Condition 3.**

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 180, 181 and 187 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.

We will consider reviewing our response if the following issues are adequately clarified or evidenced:

1. Significant discrepancy in impermeable area Page 24 drainage calculations show Impervious area = 1323 m² the site itself is approximately 0.432 ha = 4,320 m² the proposed development plan, the hardstanding, warehouse roofs and yard appear substantially greater than 1,323 m². If only 1,323 m² has been modelled attenuation volume could be under-sized, discharge calculations could be flawed, and climate change storage may be insufficient. This needs clarification as ultimately affects layout.
2. No clear drainage catchment schedule. The submission does not clearly state roof area, permeable area, impermeable area, paving area contributing catchments it is difficult to verify the modelling assumptions.
3. Missing exceedance flow assessment. The Non-Statutory Standards require consideration of exceedance events. No evidence: exceedance routes, overland flow paths, demonstration that flooding does not affect buildings.
4. no evidence is provided regarding receiving watercourse condition capacity, outfall agreement riparian consent requirements. confirmation that a suitable outfall exists.
5. Water quality treatment not fully demonstrated
6. Reliance on future recommendations Section 9.5 recommends all paved areas should be permeable The drainage system appears partially reliant on permeable paving. Yet this is presented as a recommendation rather than a firm commitment.
7. Ultimately the level of detail of details and clarifications above it is not of sufficient detail or status for a DOC application.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Mat Jackson

Flood Risk Management Team

FRM@westsussex.gov.uk

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

- Drainage Strtagey, prepared by EAS Ltd, dated, May 2026 (Revised July 2026),
Ref: 8 72/Ellisdon/Leacroft/DS