



Steven King
Mid Sussex Planning
Oaklands,
Oaklands Road,
Haywards Heath,
West Sussex,
RH16 1SS

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 13 February 2026

Planning Reference: **DM/26/0131**

Site Address: **Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex**

Planning Description: **Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.**

Dear Steven,

Thank you for your consultation on the above site, received on 23 December 2025. For this consultation, we have reviewed the following documents submitted:

- Drainage Strategy prepared by Ardent, December 2025

We **Further information is required**, therefore **unable to recommend** the approval of reserved matters.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 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 review our position if the following clarifications and information is sufficiently addressed.

1. The LLFA notes that surface water flow paths exist now and into the future (West, Central and East). Please clarify by overlaying the proposed layout over Surface Water Risk Mapping that **no properties** are within and there are appropriate buffers, easements provided. Please annotate any potential exceedance, extent and depths as appropriate.

2. The design of the SuDs features should be of sufficient detail for the level of application. The LLFA have been unable to locate any cross sections of the basins. Please signpost and/or provide to review.
3. The Calculations (Page 12, December 2025) show a CV 0.95 applied in the 1 in 100 +45%. Please clarify and provide updated simulation if necessary.

Informative

We strongly recommend increased use of rainwater harvesting and source control SuDS (such as swales, permeable paving, bioretention areas etc). This will reduce reliance on large end of system attenuation features, and result in better integrated SuDs within the development layout.

Yours sincerely,

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