

Joseph Swift
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 10 February 2026

Dear Joseph,

RE: DM/26/0073 – Land At Coombe Hill Road, East Grinstead, West Sussex

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.

This is a full application therefore the level of detail submitted must be commensurate to the level to recommend approval or any conditions as appropriate..

We **require further information** to address the following:

1. The design detail and status of the drawings are not of sufficient detail or status (For Construction) for the level of application approval.
2. Cross sections of any SuDs features should be provided on any final layout drawings along with clear 3 m easements annotated from any structures or watercourses and any natural directions of flow (sub dividing any catchments).
3. A Construction Method statement and maintenance and management plan of sufficient detail should be included. The CMS should outline any details of work to be completed, detailed drainage drawings and any consent and reinstatement requirements Access points and any ecologically sensitive considerations should be outlined as well as protection measures for environmentally sensitive sites. The maintenance plan needs to include responsibility of maintenance, action of maintenance, frequency of maintenance and any arrangements for adoption.

The information above may affect sizing, scale, layout and storage requirements of the development.

We are **unable to recommend approval** and would object until such time sufficient information is received to adequately assess flood risk.

Yours sincerely,

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

Annex

The following documents were accessed from the planning portal and considered at the time in review of this application:

- Flood Risk Assessment and Drainage Strategy (Final C) prepared by Motion, January 2026