

Planning Officer
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 26 September 2025

Dear Planning Officer,

RE: DM/25/2223 – Juhring And Hobbs Field At Saint Hill Manor Saint 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.

This is a full planning application for Hard paved car park with 121 spaces and toilet facilities adjacent to Saint Hill Road. Hard paved access road servicing both Juhring and Hobbs fields. Engineered grass surfaced provision of 619 spaces for temporary parking for specific events in Juhring field. Re-contouring of Hobbs field with grassed surface and provision of permanent pads for a marquee together with washroom facilities and substation with backup generator.

This application has been assessed using NPPF, PPG Flood Risk and Coastal Change, MSDC Local Plan and the [National standards for sustainable drainage systems \(SuDS\)](#) (Updated 30th July 2025).

We have concerns with the Flood Risk Assessment and Drainage Strategy which could result in an increase flood risk elsewhere. We **require further information** to address the following:

1. Modelling parameters must be FEH 22 with CV =1 both summer and winter
2. Calculations for a 50% AEP and 3.3% AEP plus climate change are required. In the 3.3% AEP results, there shall be no flooding of the surface water drainage system, apart from areas designed to hold or convey surface water.
3. The levels in the calculations and the drainage layout must match.

We'd encourage the applicant to use additional source control SuDS features where possible, to ensure a SuDS Approach is used. This will help ensure the SuDS system has multiple benefits, including amenity and biodiversity.

When preparing any additional documents, the applicant should provide details on how each SuDS standard has been met.

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 Surface Water Drainage Rev P02 prepared by QED Structures 28/01/25
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