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Development Control
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**Lead Local Flood Authority
Ground Floor
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PO19 1RH**

Date 02 June 2026

Planning Reference: DM/26/1199

Site Address: Land South Of Leacroft London Road Hickstead West Sussex

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

Dear Steven,

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

- Drainage Strategy, prepared by EAS Ltd, dated, May 2026, Ref: 872/Ellisdon/Leacroft/DS

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 in to 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 that include pipe details and invert and cover levels.

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 addressed:

1. More information on maintenance and management required.
2. Evidence of infiltration testing should be submitted.
3. Detailed drainage drawings and plans are required at discharge of condition stage.

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

Flood Risk Management Team