

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 19 September 2025

Joanne Fisher
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Joanne,

RE: DM/24/3051 – Highfields, West Hill, East Grinstead, RH19 4DL

Thank you for your re-consultation on the above site, received on 11 September 2025. We have reviewed the further information as submitted and wish to make the following comments:

The Applicant contends that *“details of a final connection is not legitimate grounds to object to a planning application”*. For clarity, we must be satisfied that there is a viable method of discharging the surface water to a surface water sewer or other piped system and the details of this (as per paragraph 1.20 of the National Standards for SuDS). We cannot recommend a condition for drainage if the final discharge is not established, and we are sure that there is a viable method of draining the site. Drainage design can affect site layout and the approach suggested by the Applicant would also be contrary to Principle 4 of the National Standards for SuDS.

It is noted that the drainage strategy has now been amended, with the outfall routed to a different location which does have a known Southern Water surface water sewer manhole. The Applicant has also included additional soakaway features not previously proposed.

At present we **maintain our objection**, subject to the below points of clarification being addressed:

- 1) The original drainage strategy discounted soakaways for the following reason:

“...The use of (soakaways in) this material should, however, be seriously questioned because the soil is easily eroded and could lead to surface collapse. Given the location of the site at the top of a hill and the materials found in the boreholes it would be prudent to seek an alternative method of disposal of surface water rather than soakaways”

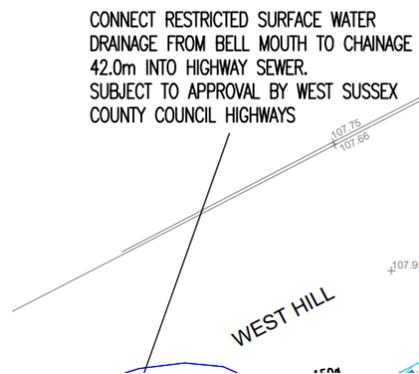
Please can the Applicant explain their methodology for why soakaways are now proposed.

- 2) If soakaways are now deemed a viable option on this site, they are a higher priority runoff destination as per the Standards and we will need them to be utilised more widely, or discounted for the remaining runoff. In order to ascertain their efficacy please provide the following:
 - ✓ Percolation Testing
 - ✓ Winter groundwater monitoring

The above should be at the depth and location of proposed SuDS features.

The Applicant has advised that they have consulted an appropriate professional regarding the proximity of the new discharge pipe to existing trees onsite. We have a remaining concern that there may not be adequate easement to protect both the trees and the drainage infrastructure from root ingress, and ensure maintenance access to both of these in perpetuity. We would recommend the LPA's Tree Officer is reconsulted for their professional view on this.

- 3) Please can the Applicant provide details of any proposed mitigation against the above.
- 4) The revised drainage plan contains the below note, which should now be removed given the revised proposal:



Upon receipt we will be in a position to comment further.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FloodRiskManagement@westsussex.gov.uk

Documents considered for this response:

Email Miles Young 04/09/2025

Drawing 11089-503P (Aug 2025)

Accessway Soakaway Design – 11089 SA1

NJP Note NR/AJ/11089 2nd September 2025