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PO19 1RH



Lead Local Flood Authority

Stuart Malcolm
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 7th August 2025

Dear Stuart,

RE: DM/25/1853 - West Hoathly Brickworks, Hamsey Road, Sharpthorne, East Grinstead, West Sussex, RH19 4PB

Thank you for your consultation on the above site, received on 24th July 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for Discharge of Conditions 2 (Materials Schedule), 6 (Site Levels) and 7 (Drainage) relating to DM/23/0827.

The LLFA have reviewed the documents submitted in relation to Condition 7, as it relates to drainage. For reference, Condition 7 is worded as follows:

The development hereby permitted shall not commence, other than demolition works, 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 residential unit 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 drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.

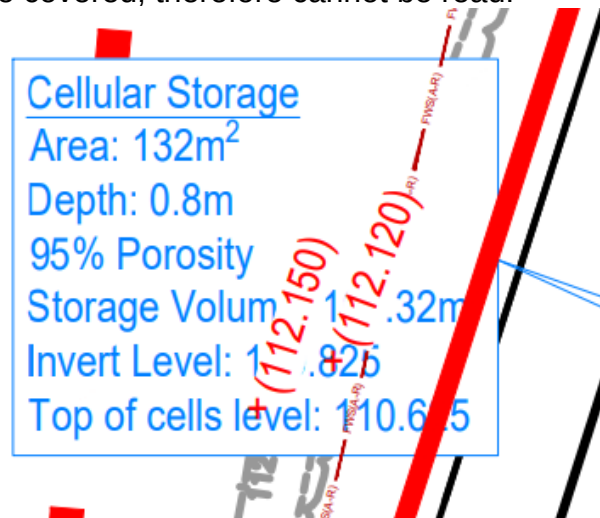
Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

We have concerns that the submitted information does not meet with NPPF, PPG or the local planning policies and the proposal will either increase the risk of flooding elsewhere

or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- We have concerns that there have been alterations to the drainage strategy approved at full planning stage, but these changes have not been backed up by relevant calculations and supporting documents. The calculations must follow up to date parameters (FEH2022, Cv value 1, MADD factor/additional storage 0).
- Previously there were rain gardens proposed, however these have been removed from the drainage layout in the DoC.
- Some of the labels are covered, therefore cannot be read:



- The watercourses are not on the drawings.
- In the FRA approved at full planning, we believe it says the
- A catchment plan drawing is required to support the calculations to be submitted.
- We request the Drainage Construction Details 4004-4007.

We'd suggest using the following when addressing comments: [detailed-drainage-design-technical-summary-version-2023-03.pdf](#). Please note we have no comments to make in relation to foul drainage as this does not fall within our remit.

As such, we are **unable to recommend the discharge of Condition 7**.

Receipt of the requested additional information does not mean further information will not be requested as part of this discharge of condition application.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Site Drainage Sheet 1-6, 30.06.2025, revision T01