

Andrew Watt
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Lead Local Flood Authority

Date 27 January 2026

Dear Andrew,

RE: DM/25/2716 – Wickenden Manor, Chilling Street, East Grinstead, RH19 4JB

Thank you for your re-consultation on the above site, received 09 January 2026. We have reviewed the application as submitted and wish to make the following comments.

Proposed three storey extension to provide further accommodation, meeting rooms and kitchen. Extension and change of use of stables to create further accommodation. Erection of conservatory to Lodge. New hard surface basketball and tennis court. Installation of solar panel arrays within the walled garden.

This is a full application therefore the level of detail submitted raised concerns that there are several issues with the Drainage Strategy which could increase flood risk elsewhere.

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

- ~~1. A brief technical note is required to address how the scheme as presented, aligns with the current SuDs Principles and 7 Standards June 2025.~~
2. Please provide a complete set of hydraulic calculations for the range of scenarios including climate change. This requires use of FEH22 and CV=1 both summer and winter. **OUTSTANDING**
3. Calculation parameters are incorrect (i.e. CV needs to be 1.0 and climate change is needed on the 3.33% AEP event). **Incorrect CC value of 35% used on 1 in 30 must 45%- Page 10**
4. The LLFA would need confirmation as to whether consent has been provided for the connection into the watercourse. At present, it is unclear. **OUTSTANDING – Evidence of Existing Permit/Permitted Flows and loads.**
5. Any drawings or design should be of sufficient detail for the level of application, in this case for tender/Construction status **OUTSTANDING**

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

We are **unable to recommend approval** and would **maintain our objection** 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:

- Drainage Strategy prepared by TGZ Engineering Consultancy Rev C, December 2025
- Construction Environmental Management Plan