

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1

Fax: 01444 477464
www.midsussex.gov.uk

Date: 11 September 2026

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

Dear Andrew,

RE: DM/26/2053 – The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX

Thank you for your consultation on the above site. We have reviewed the application and information relating to drainage and flood risk and wish to make the following comments.

The applicant is retention of a public house and the erection of a convenience store.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG. We note that the site is at very low risk of flooding from all sources and there is no concern with the proposed development being at risk from surface water flooding.

The principles of the proposed surface water drainage strategy are acceptable and we would welcome the use of a soakaway and permeable to manage and discharge surface water from the site. However, we require infiltration testing to be carried out at this stage of the planning process to evidence the viability of the proposed drainage strategy. No viable and suitable alternative has been provided and therefore we cannot allow for infiltration testing to be carried out through at a later stage through a discharge of condition. Without a confirmed discharge rate, the sizing of the proposed soakaway is assumed and it has not been confirmed that the permeable paving can safely drain surface water from the site. It is also noted that, the calculations provided use the correct parameters and have been provided for all appropriate AEP events with the correct allowance for climate change. We would welcome infiltration testing to be carried out in accordance with BRE365 (or equivalent) and these calculations be updated to reference the confirmed infiltration rate.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

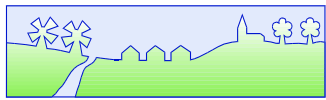
To prevent flooding in accordance with National Planning Policy Framework paragraph subsections F2, F4, F5, F6, F7 and F8 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

For further information on what is required at this stage of the planning application, please follow the link below to the Flood Risk and Drainage Checklist:



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FLOOD RISK AND DRAINAGE INFORMATION CHECK LIST – APPLICATION STAGE

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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