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Sent: 03 March 2026 17:22:36 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Steve Ashdown" <Steve.Ashdown@midsussex.gov.uk>; "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.03 Query / Request for support response Re: DM/25/3191 - Land To The South Of Burleigh Lane Crawley Down West Sussex [DMHS-DMS.FID7918876]

Dear Rachel,

Thank you for forwarding the comments from the applicant's drainage consultant.

The Flood Risk and Drainage Team acknowledge that this is an outline application with all matters reserved except access. However, even at outline stage, the Local Planning Authority must be satisfied that there is a viable means of surface water and foul water drainage in principle. This is separate from detailed design, which can appropriately be secured by condition.

Our previous response did not seek full detailed design; rather, it requested sufficient evidence to demonstrate that the proposed drainage strategies are realistically deliverable.

Surface Water Drainage

The consultant's response confirms that:

- Infiltration may be used if proven feasible.
- If infiltration is not feasible, discharge to the adjacent ditch is proposed at greenfield Qbar.

However, the outstanding issue is not whether a hierarchy has been referenced, but whether the disposal options are demonstrably viable in principle.

1. Infiltration

The site is identified as having high infiltration potential on BGS mapping. The consultant confirms infiltration testing will be undertaken at detailed stage.

The Flood Risk and Drainage Team are not requesting a full infiltration design at this stage. However, where infiltration is presented as the preferred hierarchy option, there must be some evidence that it is realistically achievable on this site.

The reliance on borehole data 1.1km away is not site-specific evidence. Ground conditions can vary significantly across short distances. Given the development scale (8 dwellings), it is reasonable to require confirmation that infiltration is feasible before deferring entirely to condition.

Without site-specific evidence, infiltration cannot be relied upon in principle.

2. Discharge to the Ditch

The consultant has now provided additional information regarding:

- Ditch invert levels
- Proposed outfall level
- Connection beneath Burleigh Road
- Bank position relative to the red line boundary

This clarification is helpful.

However, the principal concern remains whether the ditch:

- Evidence of the ditch described within the drainage strategy exists.
- Evidence that the receiving ditch has capacity.
- Evidence that the ditch has a wider connection to the drainage / watercourse network in the area.

While the ditch is shown on the survey, evidence of its wider connection and confirmation that discharge will not increase flood risk downstream has not been provided.

For outline stage, we are not seeking full modelling of the ditch network. However, we do require sufficient confirmation that discharge into the ditch is a viable.

At present, that evidence has not been provided.

Foul Water Drainage

The consultant's response relies heavily on Section 106 of the Water Industry Act.

At outline stage, the applicant must confirm which foul strategy they are aiming to pursue.

Option 1 – Connection to Public Sewer

If connection to the public sewer is proposed, confirmation from Southern Water is required that:

- A connection is feasible at the proposed location,
- There are no known constraints preventing connection.

We are not requiring a capacity modelling report — simply confirmation that connection is achievable in principle.

Option 2 – Individual Cess Pits

The alternative proposal of individual cess pits:

- Is generally discouraged for new residential development.
- If pursued, evidence of appropriate separation distances from buildings and boundaries is required.

While the consultant states that Building Regulations standards can be met, no layout demonstrating compliance has been provided.

SUMMARY OF FURTHER INFORMATION REQUIRED

The Flood Risk and Drainage Team do not consider the information requested to be unreasonable for an outline application of this scale.

We are requesting sufficient evidence to demonstrate:

- A viable surface water discharge route exists; and
- A clear foul water strategy is being pursued.

Until this is provided, we are unable to confirm that the principle of drainage has been established.

Accordingly, we are not in a position to provide in-principle agreement to defer these matters entirely to planning condition at this time.

Once the requested information has been submitted, we will review and respond accordingly.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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