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**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
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PO19 1RH**

Date 26 March 2026

Dear Steven

**DM/26/0577 - Land West Of Turners Hill Road And North Of Huntsland
Including Hurst Farm Turners Hill Road, Crawley Down, West Sussex**

Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

We are **unable to recommend approval of this planning application** due to the absence of an acceptable Drainage Strategy and **further information** being required. Specifically, further information is required to demonstrate the viability of the proposed method of surface water discharge which may impact the final layout, particularly in relation to shallow infiltration testing, National SUDS Standards (2025)

We will consider reviewing our position if further clarity could be provided with respect to the following:

1. Infiltration has not been ruled out with any further onsite testing.
2. Provide percolation test results undertaken in the winter months in accordance with BRE 365 at the proposed structure locations and depths.
3. Updated hydraulic calculations are required using current standards (e.g. FEH2022, CV = 1 for both summer and winter, Climate Change 45%), which ensures that any storage volumes are appropriate for a range of rainfall scenarios.
4. How any parcels or catchments interact, discharge rates are managed during and key phases of the development.
5. Cross Sections of key levels and any exceedance.
6. Indicative phasing plan or approach to Reserved matters in respect of Surface Water Drainage.

Yours sincerely,

Mat Jackson

Flood Risk Management Team

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Annex

The following documents have been considered in this Response:

- Flood Risk Assessment and Drainage Strategy prepared by Ramboll, February 2026