

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 July 2026 15:55:39 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.01 Re: DM/25/3155 - The Havens Sportsfield Car Park The Haven
Centre Hophurst Lane Crawley Down West Sussex

Dear Katherine,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the submitted Drainage Report (June 2026) prepared by Hemsley Consulting Ltd, which has been provided in response to our consultation comments dated 17 March 2026.

Flood Risk

The proposed development is located within Flood Zone 1 and is at low risk of flooding from all sources.

We have no objection on flood risk grounds.

Surface Water Drainage

The submitted drainage strategy has addressed the information requested within our previous consultation.

The applicant has provided infiltration testing demonstrating that infiltration drainage is feasible on site, together with a surface water drainage strategy based on the drainage hierarchy. Surface water runoff from the proposed development is to be managed through rainwater harvesting and infiltration via permeable paving. The system has been designed to accommodate the 1 in 100 year rainfall event including an appropriate climate change allowance.

The submission also includes drainage calculations, drainage layout drawings, exceedance routing and a management and maintenance schedule for the proposed SuDS.

As infiltration to ground forms the sole means of surface water disposal for the proposed development, the applicant is advised that BRE365 compliant infiltration testing and confirmation of groundwater levels should be undertaken at the detailed drainage design stage.

This is acceptable in principle, subject to detailed design.

Foul Drainage

The report confirms that foul water will discharge to the public foul sewer within Hophurst Lane and that an application has been made to Southern Water regarding the proposed connection. The applicant will need to obtain the necessary approvals from the statutory sewerage undertaker prior to connection.

This is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'

<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. This level of information will be required to address the recommended drainage condition.

Based on the information available, the Flood Risk and Drainage Team has **no objection** to the proposed development on flood risk and drainage grounds, subject to the following condition.

Condition Recommendation

C18D

The development hereby permitted shall not commence 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. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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