

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 June 2026 17:13:10 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.18 RE: DM/26/0843 - Land South Of Floran Farm Hophurst Hill Crawley Down West Sussex RH10 4LP

Dear Joanne,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional comments submitted by the applicant in response to our consultation response dated 19 May 2026.

The Flood Risk and Drainage Team acknowledges that the submitted Surface and Foul Water Drainage Strategy demonstrates a potential drainage solution in principle and includes attenuation of surface water runoff to the calculated QBAR greenfield runoff rate.

However, the applicant's response does not address the specific information requested within our previous consultation response.

Our concern is not the proposed discharge rate or the principle of attenuated discharge. Rather, it relates to the lack of evidence regarding the downstream private drainage network and receiving system upon which the proposed development relies.

The Flood Risk and Drainage Team also has concerns regarding the proposed discharge of treated foul effluent via the existing private drainage network, as insufficient information has been provided to demonstrate the condition, capacity and suitability of the downstream infrastructure and ultimate discharge location.

The applicant has not provided:

- Evidence of the private drainage network associated with the wider Floran Farm downstream discharge route;
- Evidence that there is sufficient capacity within the private drainage network to accommodate the additional surface water and treated foul flows from the proposed development;
- Evidence of the existing private drainage network outfall/discharge location into the receiving watercourse;
- Evidence that the receiving watercourse has onward connectivity;
- Evidence demonstrating that the downstream drainage infrastructure and ultimate discharge location are suitable to receive treated foul effluent; or
- Confirmation of downstream capacity beyond the proposed discharge location.

Whilst the submitted report refers to an existing private drainage network and downstream drainage route, no plans, surveys, records or other evidence have been provided to demonstrate the route, condition, capacity or ultimate discharge location of that system.

The Flood Risk and Drainage Team therefore maintains its previous position and requests that the above information be provided before we can provide further support for the proposed drainage strategy.

Following receipt of the requested information, the Flood Risk and Drainage Team will be able to provide a further consultation response.

Receipt of the requested 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

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