Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Steven King
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 26th February 2025

Dear Steven,

RE: **DM/25/0014 – Land West Of Turners Hill Road And South Of Huntsland, Turners Hill Road, Crawley Down, West Sussex**

Thank you for your consultation on the above site, received on 5th February 2025. We have reviewed the application as submitted and wish to make the following comments.

The application is for outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features.

This application forms the southern parcel of a MSDC allocated site. It is noted that duplicate applications have been submitted for the northern and southern applications, therefore the comments submitted for the duplicate southern parcel will be the same. We have also reviewed the northern and southern parcel applications collectively due to the site being allocated.

WSCC Flood Risk Management provided formal pre-application advice for this application. We are pleased to see source control SuDS have been considered in the masterplan and Drainage Strategy. We are supportive of the proposal of relacing earthen bund watercourse crossing with a clear span bridge (this might need ordinary watercourse consent to ensure flood risk is not increased elsewhere).

We **require further information** for this application:

1. The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The Risk of Flooding from Surface Water mapping suggests that the mapping more accurately reflects

conclusions in the FRA. We request an updated FRA including the updated mapping.

2. As mentioned previously, FEH2022 rainfall model should be used in calculations as FSR underestimates the volume of rainfall, therefore the quick storage estimates could be underestimating the volume of storage required. The other parameters in the pre-app letter and proforma such as Cv value 1 should also be used, to ensure there is enough space on parameter plan for surface water attenuation features.

3. There is no consideration of urban creep.

4. As mentioned previously, the discharge rate should be greenfield runoff rate for the impermeable area/area being positively drained, not the greenfield runoff rate for the whole site. Based on information in the Drainage Strategy, we've calculated the greenfield runoff rate to be 4.78 l/s/ha therefore the total discharge rate should be no greater than 31.31 l/s based on current proposed impermeable area.

5. The 3m easements mentioned on the drainage strategy need to be on drawings, to ensure maintenance access is maintained as the site layout develops.

6. Thames Water guidance on foul pumping station easements may need to be considered in relation to proximity to the basin. Thames Water will be best placed to comment on this.

7. For the surface water sewer required to deliver flows from diverted ditch off Hunstland to existing watercourse, further information is required. The topographical survey suggests the ditch is not connected to the ditch that it is proposed to connect to. The use of a surface water sewer to connect the ditches would be unlikely to gain ordinary watercourse consent.

8. The indicative Drainage Layout shows a discharging swale connecting the basin to the watercourse. The discharge rate from this swale will need to be considered, to ensure the discharge rate from the site as a whole does not exceed Qbar.

9. The indicative Drainage Layout needs to show the volume of storage can be achieved in the layout (4900 m^3). It is suggested to add an estimated capacity for each feature.

10. Further information on what we require for an outline application can be found here: Surface Water Drainage Proforma. It is strongly suggested that this is used when preparing further information for resubmission to the LPA.

11. Where it is intended that WSCC Highways will adopt highways, WSCC highways adoption standards will need to be followed. It is unlikely WSCC highways will adopt drainage features which are draining residential areas.

We will review the updated documents when they are received and provide updated comments.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Drainage Strategy by Ramboll, 17/01/2025, version 6.0
Flood Risk Assessment by Ramboll, 17/01/2025, version 5.0