

Flood Risk Assessment and Drainage Strategy Addendum Report

Project name Land West of Turners Hill Road and South of Huntsland, Crawley Down
Project no. 1620011691 - 014
Client Wates Developments Ltd
Version 1.0

Prepared by DM/DF
Checked by AG/CL
Approved by AG

1 Introduction

The following information is provided to supplement that already detailed in the following reports:

- Flood Risk Assessment by Ramboll, 17/01/2025, Version 5.0 (FRA); and
- Drainage Strategy by Ramboll, 17/01/2025, Version 6.0 (Drainage Strategy).

This Addendum Report is in response to comments from the Lead Local Flood Authority (LLFA) dated to the 26th of February 2025, regarding applications DM/25/0014 and DM/25/0015, and the requested further information:

2 Required Further Information

The following sections present the LLFA requirements as detailed in the comments dated to the 26th of February 2025, and the requested further information:

LLFA Comment/Request

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.*

Response

The following conclusions were determined in the previously submitted FRA, regarding the potential for surface water flood risk at the site:

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- In Field 4, the previous mapping indicated that a significant surface water flow path was present in the western part of the field and was at a High risk from surface water flooding. A review of LiDAR topography data across the area suggested that the mapping in this location was incorrect, as areas at a lower elevation to the north and west, including along the route of the existing watercourse running through the site, were indicated to be at lower risk. A long section drawn across this area supported the conclusions regarding the inaccurate nature of the surface water mapping in this location.
- In Field 6, the previous mapping indicated that a significant surface water flow path was present in the northern part of the field and was at a Medium risk from surface water flooding. A review of LiDAR topography data across the area suggested that the mapping in this location was incorrect, as areas at a lower elevation to the north, including along the route of the existing watercourse running through the site, were indicated to be at lower risk. A long section drawn across this area supported the conclusions regarding the inaccurate nature of the surface water mapping in this location.
- In Field 5, the previous mapping indicated that a significant surface water flow path was present flowing approximately north to south across the field and was at a Medium risk from surface water flooding. A review of LiDAR topography data across the area suggested that the mapping in this location was incorrect, as areas at a lower elevation to the south and east, including along the route of the existing ditch/watercourse running adjacent to the site, were indicated to be at lower risk. A number of long sections drawn across this area supported the conclusions regarding the inaccurate nature of the surface water mapping in this location.

The updated surface water mapping is split between a present-day scenario and a future scenario which accounts for the potential impacts of climate change.

The updated mapping is shown to be more reflective of the topography of the site, with existing watercourses/ditches now picked up as potential surface water flow paths where previously these were incorrectly identified in the mapping as flowing across developable areas of the site. The updated mapping further supports the conclusions detailed above regarding the previous surface water mapping. It is noted that under both scenarios, no area intended for the construction of proposed dwellings is now indicated to be at risk from surface water flooding.

The updated mapping is presented in Figures 3.1 and 3.2 at the rear of the report.

LLFA Comment/Request

- 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.*

Response

Please see Appendix B for full details of updated runoff and storage calculations. It is noted that FEH 'QMED Rural' runoff rates (L/s) have been calculated for each outfall. The Flood Estimation Handbook (FEH) and the earlier Flood Studies Report (FSR) are a set of methods and associated data to enable recognised standard national methods for rainfall and flood estimation, and rainfall-runoff modelling. QMED is the median annual maximum flood. This is the peak rate of flow from a catchment for the median annual flood (a return period of 1 in 2 years). 'QMED Rural' represents the calculated QMED runoff rate from rural surfaces.

LLFA Comment/Request

3. *There is no consideration of urban creep.*

Response

10% urban creep has been accounted for within the FEH storage calculations. See Appendix B.

LLFA Comment/Request

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.*

Response

FEH 'QMED Rural' runoff rates (L/s) have been calculated for each outfall. The Flood Estimation Handbook (FEH) and the earlier Flood Studies Report (FSR) are a set of methods and associated data to enable recognised standard national methods for rainfall and flood estimation, and rainfall-runoff modelling. QMED is the median annual maximum flood. This is the peak rate of flow from a catchment for the median annual flood (a return period of 1 in 2 years). 'QMED Rural' represents the calculated QMED runoff rate from rural surfaces. See Appendix B for runoff calculations.

The suggested rates of 4.78 L/s/ha and 31.31 L/s are based on information from the previously submitted Drainage Strategy report that has now been superseded by the calculations undertaken as part of this Addendum report. Please see Appendix B for updated drainage strategy plans and supporting calculations.

LLFA Comment/Request

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.*

Response

3 m buffer has been provided to all storage basins. See demarcation on the plans in Appendix B.

LLFA Comment/Request

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.*

Response

Thames Water have already responded regarding the proposed foul strategy at the overall site and nothing was raised regarding foul pumping station easements so we have therefore considered that they are satisfied in this regard.

The letter of communication from Thames Water can be found in Appendix C at the rear of the report.

LLFA Comment/Request

7. *For the surface water sewer required to deliver flows from diverted ditch off Huntsland 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.*

Response

It is unclear why the topographical survey does not show the full extent of the roadside ditch off Huntsland as it is diverted toward Field 5. It is considered that at the time of survey vegetation growth prevented access to the area.

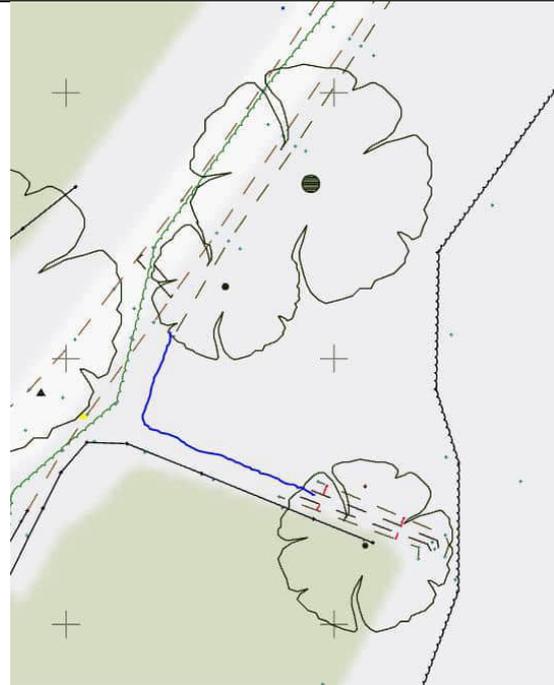
Table 2.1 below shows photographs of the ditch in this location alongside an extract from the topographical survey to aid in visualising the ditch at this location.

Table 2.1: Huntsland Roadside Ditch Photographs

	
<p>Roadside ditch on east side of Huntsland as it turns east toward Field 5 shortly before it reaches property of Huntsland House.</p>	<p>Roadside ditch on east side of Huntsland as it turns east toward Field 5. Bend is noticeable in the photograph.</p>



Continuation of roadside ditch on east side of Huntsland as it is directed past Huntsland House toward Field 5. Photograph shows the ditch extending along entire length of fence line marking boundary of Huntsland House.



Blue line drawn over topographical survey indicates reality of ditch route as observed onsite.

As noted in the previously submitted Drainage Strategy, a surface water sewer is only proposed to be installed at the downstream end of this diverted ditch where no connection is currently present. This proposed sewer would divert flows across the southern end of Field 5 and would bypass the proposed surface water attenuation features proposed for the Field 5 surface water drainage strategy, before ultimate discharge to the existing watercourse between Fields 5 and 6. Drainage from this location off Huntsland would not therefore form part of the surface water storage requirements for Field 5.

LLFA Comment/Request

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 Q_{bar} .*

Response

The swale has been replaced by a pipe and flow control chamber to ensure flows can be managed effectively and accurately.

LLFA Comment/Request

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.*

Response

Storage provisions have been provided on the drainage strategy layout drawings. See Appendix B.

LLFA Comment/Request

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.

Response

Noted. This document has been reviewed as part of this submission.

LLFA Comment/Request

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.

Response

Where the new access roads are to be adopted, the drainage within the highway will be adoptable. All drainage is designed to adoptable standards.

3 Appendices

3.1 Appendix A – Environment Agency (EA) Updated Surface Water Mapping



Legend

-  Site Boundary
- Yearly chance of flooding between 2040 and 2060**
-  High chance (More than 3.3% chance each year)
-  Medium chance (Between 1% and 3.3% chance each year)
-  Low chance (Between 0.1% and 1% chance each year)

Figure Title
EA Surface Water Flood Mapping - Future Scenario

Project Name
Land West of Crawley Down

Project No./Filey ID
1620011691-014 / RUK2021N00014

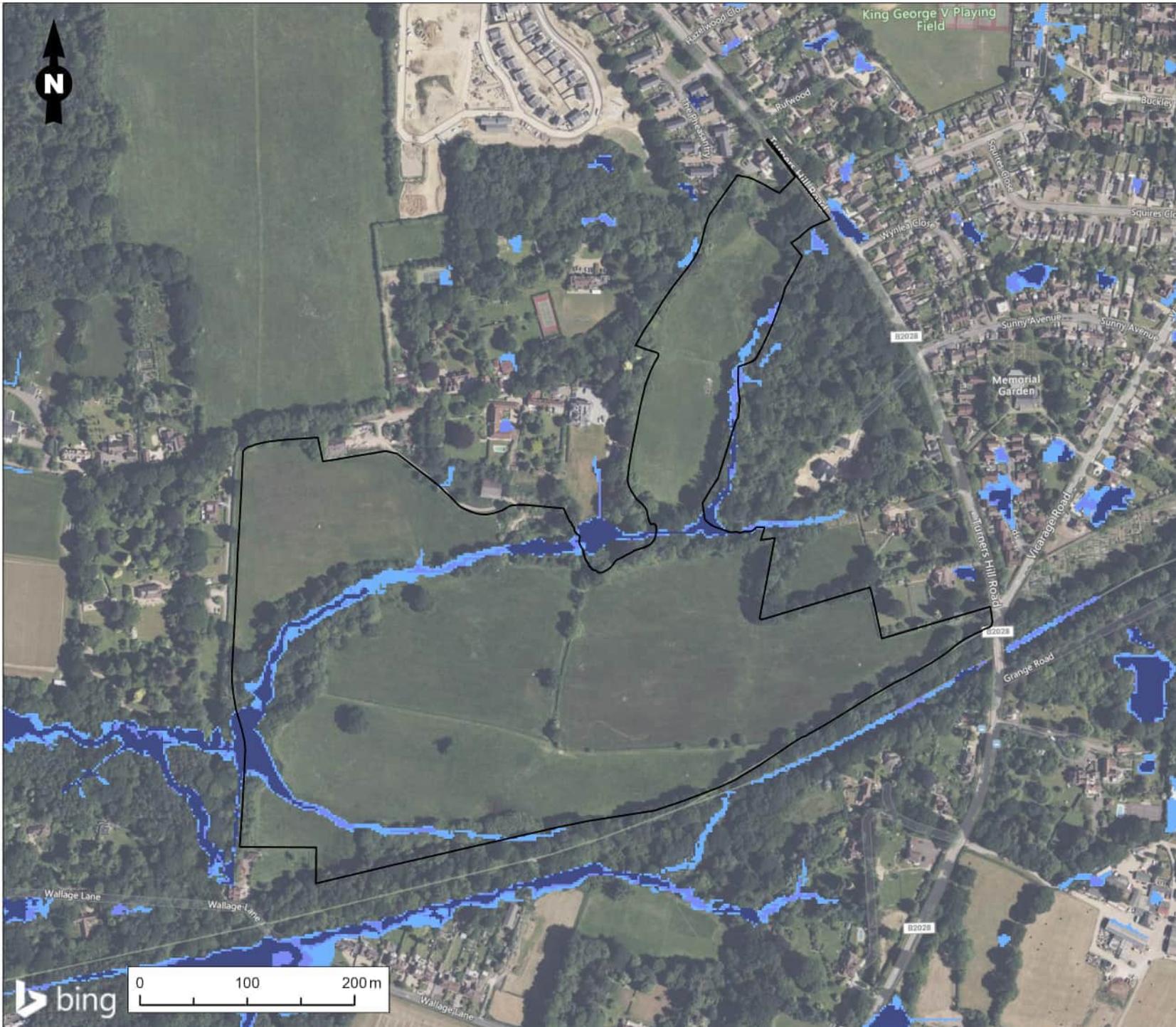
Date	Figure No.	Revision
March 2025	3.2	1.0

Prepared By	Scale
DM	1:5,000 @A4

Client
Wates Developments Ltd



Fig2.4_EASurfaceWaterFloodRisk.pagx



Legend

- Site Boundary
- Yearly chance of flooding**
- High chance (More than 3.3% chance each year)
- Medium chance (Between 1% and 3.3% chance each year)
- Low chance (Between 0.1% and 1% chance each year)

Figure Title
EA Surface Water Flood Mapping - Present Day

Project Name
Land West of Crawley Down

Project No./Filey ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
March 2025	3.1	1.0

Prepared By DM	Scale 1:5,000 @A4
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Client
Wates Developments Ltd



Fig2.4_EASurfaceWaterFloodRisk.pagx

3.2 Appendix B – Drainage Plans/Calculations



SWALE WATER ATTENUATION PROVISION:
 1. 750m³ STORAGE BETWEEN 2000mm PERMEABLE PAVING
 2. 1100m³ STORAGE IN SWALES
 3. 4320m³ STORAGE IN ATTENUATION BASINS (1.5m DEEP)
 TOTAL PROVISION APPROXIMATELY 6220m³

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- Notes
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 - THE CONTRACTOR IS TO ENSURE THAT ALL BURIED SERVICES ARE LOCATED PRIOR TO CARRYING OUT ANY EXCAVATION.
 - FOR DETAILS OF DRAINAGE STRUCTURES REFER TO RELEVANT STRUCTURE GENERAL ARRANGEMENT DRAWINGS.
 - DRAINS TO BE LAID CURVED ON PLAN WHERE SHOWN ON DRAWINGS.
 - EXISTING DRAINAGE INFORMATION SHOWN ON THESE DRAWINGS ARE NOT EXHAUSTIVE. EXISTING DRAINS TO BE RETAINED ARE SHOWN. DRAINAGE TO BE ABANDONED NOT SHOWN. EXISTING DRAINAGE ENCOUNTERED NOT SHOWN ON THESE DRAWINGS SHALL BE TREATED AS DIRECTED BY THE ENGINEER.
 - WHERE SHOWN TO BE RETAINED, THE LOCATION OF EXISTING DRAINAGE SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. THE CONDITION OF THIS EXISTING DRAINAGE SHALL ALSO BE VERIFIED, AS PART OF THE WORKS, IN ACCORDANCE WITH THE SPECIFICATION. EXISTING DRAINAGE FOUND TO BE DEFECTIVE IN ANY WAY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER.
 - ALL EXISTING AND DIVERTED STATUTORY SERVICE INFORMATION IS SHOWN INDICATIVELY FOR REFERENCE ONLY. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXACT LOCATION OF UNDERGROUND/OVERGROUND PLANT.

KEY:

- ExFW — EXISTING FOUL WATER DRAINAGE
- FW — PROPOSED FOUL WATER DRAINAGE
- PROPOSED FOUL WATER RISING MAIN
- PUBLIC SEWER FOUL WATER DRAINAGE
- PROPOSED FOUL WATER MANHOLE/INSPECTION CHAMBER
- PROPOSED SURFACE WATER MANHOLE/INSPECTION CHAMBER
- ⊗ FLOW CONTROL CHAMBER
- SW — PROPOSED SURFACE WATER DRAINAGE
- EXISTING DITCH RETAINED
- EXISTING CULVERT
- HEADWALL (EXISTING & PROPOSED)
- ▨ PERMAVOID STORAGE CRATES
- ▨ PERMEABLE PAVING
- ▨ SWALE / ATTENUATION BASIN
- ▲ FOUL PUMPING STATION
- SITE BOUNDARY

P01	PRELIMINARY ISSUE			
Rev	NJ	DF	CL	24.03.2025
	Description	Drawn	Checked	Approved
				Date

Purpose of Issue: **PURPOSE OF ISSUE**

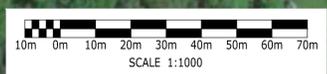
Status: **SUITABILITY**

LAND WEST OF CRAWLEY DOWN

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 www.ramboll.co.uk

DRAINAGE LAYOUT SHEET 2

Project No:	Scale (@A1):	Date:
1620011691	1:1000	FEB 25
Drawn:	Designed by:	
NJ	DF	
Drawing No:		Rev:
RAM-HDG-XX-DR-C-00002		P01



KEY:

-  EX-FW — EXISTING FOUL WATER DRAINAGE
-  FW — PROPOSED FOUL WATER DRAINAGE
-  PROPOSED FOUL WATER RISING MAIN
-  PUBLIC SEWER FOUL WATER DRAINAGE
-  PROPOSED FOUL WATER MANHOLE/INSPECTION CHAMBER
-  PROPOSED SURFACE WATER MANHOLE/INSPECTION CHAMBER
-  FLOW CONTROL CHAMBER
-  SW — PROPOSED SURFACE WATER DRAINAGE
-  EXISTING DITCH RETAINED
-  EXISTING CULVERT
-  HEADWALL (EXISTING & PROPOSED)
-  PERMAVOID STORAGE CRATES
-  PERMEABLE PAVING
-  SWALE / ATTENUATION BASIN
-  FOUL PUMPING STATION
-  SITE BOUNDARY



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P01	PRELIMINARY ISSUE
NJ	DF
CL	24.03.2025
Rev	Description
Drawn	Checked
Approved	Date

Purpose of Issue: **PURPOSE OF ISSUE**

Status: **SUITABILITY**

LAND WEST OF CRAWLEY DOWN

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DRAINAGE LAYOUT SHEET 3

Project No:	Scale (BA1):	Date:
1620011691	1:500	FEB 25
Drawn:	Designed by:	
NJ	DF	
Drawing No:	Rev:	
RAM-HDG-XX-DR-C-00003	P01	

Results

Quick Storage Estimate variables require approximate storage of between 4096m^3 - 6209m^3 .

These values are estimates only and should not be used for final design purposes.

Input

Results

2D Graph

OK

Cancel

Input

Input Type Area (ha) Volumetric Runoff Coefficient Discharge Rate (L/s) Infiltration Rate (m/hr) Safety Factor

Calculate

 Create New From Library

- All
- FEH

Method FEH

Number of Storms 24

Max. Run Time (mins) 2880

Input

Results

2D Graph

OK

Cancel

**Results**

Quick Storage Estimate variables require approximate storage of between 574m^3 - 855m^3 .

These values are estimates only and should not be used for final design purposes.

Input

Results

2D Graph

OK

Cancel



ICP SUDS / IH 124

ADAS 345

FEH

ReFH2

Greenfield Volume

Site Location

Version CatchmentArea (ha) SAAR (mm)

Map

SPRHOST URBEXT

Median Annual Flood (QMED)

BFIHOST FARL

Calculate

ResultsQMED Rural (L/s) QMED Urban (L/s)

OK

Cancel

ICP SUDS / IH 124

ADAS 345

FEH

ReFH2

Greenfield Volume

Site Location

GB 533400 137250 TQ 33400 37250



Version 2022 Catchment

Area (ha) 2.423

SAAR (mm) 838.0

Map

SPRHOST 40.72

URBEXT 1990 0.0251

Median Annual Flood (QMED)

BFIHOST 0.516

FARL 1.000

Calculate

Results

QMED Rural (L/s) 16.5

QMED Urban (L/s) 17.0

OK

Cancel

InputInput Type Area (ha) Volumetric Runoff Coefficient Discharge Rate (L/s) Infiltration Rate (m/hr) Safety Factor Create New From Library

- All
- FEH

Method FEH

Number of Storms 24

Max. Run Time (mins) 2880

Input

Results

2D Graph

3.3 Appendix C – Thames Water Drainage Strategy Comments

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>
Sent: 18 February 2025 12:41:39 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: 3rd Party Planning Application - DM/25/0015
Importance: Normal

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our DTS Ref: 78596
Your Ref: DM/25/0015

18 February 2025

Dear Sir/Madam

Re: LAND WEST OF , TURNERS HILL ROAD AND, NORTH OF HUNSTAND, CRAWLEY, WEST SUSSEX, RH10 4HN

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. As such Thames Water request that the following condition be added to any planning permission. "The development shall not be occupied until confirmation has been provided that either:- 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan." Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7Cplanninginfo%40midsussex.gov.uk%7Cb62b1b9502664d73585008dd5019a86d%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638754793338007533%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIiIAiOiJXaW4zMmIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ZTZscdG0DMjfsfs4T4NG7fPjc8Hk0Acc%2BnLT4X0KL7Y%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the

following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7Cplanninginfo%40midsussex.gov.uk%7Cb62b1b9502664d73585008dd5019a86d%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C638754793338030312%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMmllsIkFOIjoiTWVpbiIsIlIdUjoiOiI%3D%3D%7C0%7C%7C%7C&sdata=EM7F0UtwjenT6yt3mBWOUy9DxkiOn7UNpPeDojnxzJI%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444-448200

Supplementary Comments

Pre development consultation took place to review the proposed foul drainage strategy, approval was granted on splitting flow and discharges would be gravity fed. Reviewing the drainage strategy provided as part of the planning process seems to suggest that foul flows will now be pumped. We will need to review this and request the developer/acting agent please provide pump discharge rates and connection points

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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