

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 February 2026 14:10:14 UTC+00:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.24 Re: DM/26/0041 - The Platt Turners Hill Road Crawley Down
Crawley West Sussex RH10 4EY
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf,
MSDC002 - Detailed Drainage Design Technical Summary - v2.0 issued 071125.pdf, MSDC002 - Flood
Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Deborah,

The application has gone through an initial review, and we have the following comments:

It is proposed for the site to discharge surface water to a soakaway. It is proposed for foul water to discharge to a public foul water sewer.

Several elements required by the MSDC Detailed Drainage Design Information Guide for the Discharge of Condition stage (<https://www.midsussex.gov.uk/media/vyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>) have not been submitted.

These include, but are not limited to, the following:

- No information has been provided that demonstrates the soakaway has 1m of separation with the seasonal high water table.
- No urban creep allowance has been applied.
- The latest FEH rainfall data should be utilised.
- Evidence of communication with Thames water is required with regards to the foul water drainage.
- Details of peak foul flow rates should be provided.
- Evidence for how the swimming pool backwash water will be managed is required.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk