

Steven King

From: [REDACTED]
Sent: 03 December 2025 18:18
To: Steven King
Subject: Re: Barn Court, Turners Hill Road, Crawley Down - DM/24/1447

Dear Steven,

Below is a summary from HDR of the updates to the technical note and drawing which hopefully is helpful;

The flow control manhole (S126) has been repositioned closer to the attenuation basin to eliminate the flooding and uncontrolled discharge of surface water from site.

Existing catchment areas have been incorporated into the hydraulic calculations to confirm that the proposed system can accommodate the additional runoff effectively for all storm events.

To address the LLFA comment regarding the consideration of the attenuation pond area within the hydraulic calculations, we have incorporated an initial water depth of 1m within the basin, demonstrating that the existing drainage asset has been fully integrated into the proposed strategy.

The drawings and accompanying technical note provide confirmation that infiltration is not feasible on site and that all below ground attenuation features will be fully lined.

Kind regards

John

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 02 December 2025 19:01

[REDACTED]
Subject: RE: Barn Court, Turners Hill Road, Crawley Down - DM/24/1447

Dear John

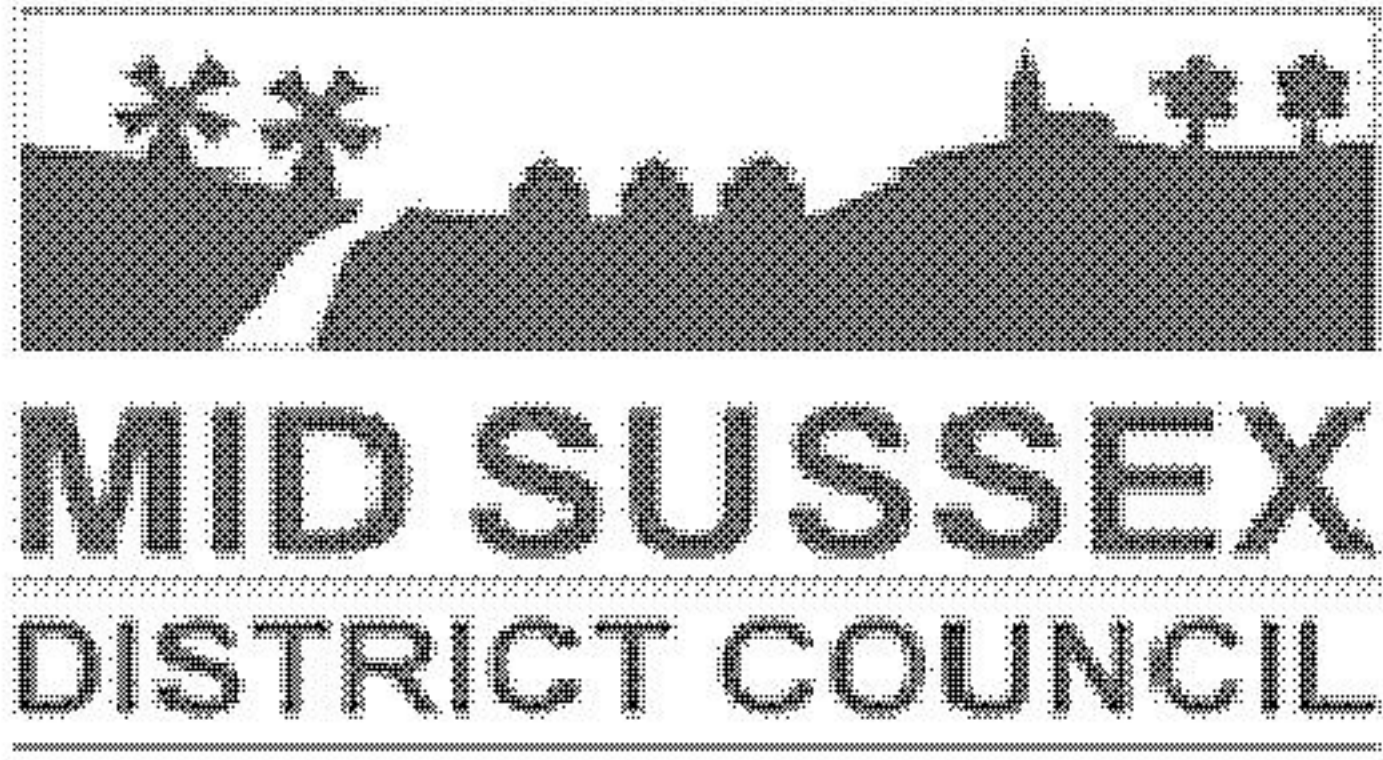
Thanks for this additional information.

I have added this to the file and have consulted our Drainage Engineers and Thames Water.

Regards

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Sent: 02 December 2025 16:51

To: Steven King <Steven.King@midsussex.gov.uk>

Subject: Re: Barn Court, Turners Hill Road, Crawley Down - DM/24/1447

Dear Steven,

Hope you are well.

HDR have revised our drainage plans and calculations, please see attached.

HDR received a response from Thames Water regarding the connections. They have requested that the latest drainage drawing and foul load estimate be uploaded to the councils planning portal. Once this has been completed, Thames Water should be sent a formal consultation to progress the application. Please can you advise re: Thames Water.

Kind regards

John

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 14 November 2025 17:00

Subject: Barn Court, Turners Hill Road, Crawley Down - DM/24/1447

Dear John

I have received the following comments today from our Drainage Engineer:

‘The Engineers have reviewed the supplied documents in relation to DM/24/1447, the applicant response is mainly aimed at comments for DM/24/2622.

As part of the development there are water features highlighted as inland watercourses that are being modified. As Natalie James considered the principle of it acceptable when she reviewed the layout as part of DM/23/0676, we have not raised it, however, West Sussex County Council will need to be notified with regards to any required ordinary watercourse consents.

Information on Ordinary Water Course consent can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

The Flood Risk and Drainage team have reviewed the information submitted on the 10th October 2025 relating to the industrial section of the development and have the following comments:

Surface Water

The supplied calculations show the drainage system to flood. In line with policy, surface water can be stored in exceedance areas onsite for events between the 1:30+CC and 1:100+CC event. Free discharge off the site for the events between the 1:30+CC event and 1:100+CC event is unacceptable and does not meet with national or local policy.

The strategy (layout and calculations) should include full details of how the existing site's drainage will tie into the proposed development.

Details showing the area of the attenuation pond has been considered within the calculations should be provided.

Confirmation should be provided that there is no infiltration on the site and that all buried attention will be lined.

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.

Foul Water

Evidence of communication with Thames Water should be provided to confirm they would find the connection acceptable.

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.'

I'd be grateful for your response to the points that have been raised.

Regards

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