

From: drainage <drainage@midsussex.gov.uk>
Sent: 05 June 2026 18:01:36 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.05 Re: DM/26/1225 - Down Park Place Turners Hill Road Crawley Down
Crawley West Sussex RH10 4HQ

Dear Andrew,

Thank you for consulting the Flood Risk and Drainage team on the above application.

We understand the proposed application is for the erection of self build 2 bedroom single storey dwelling with car port.

Following an initial review, the information submitted does not meet the minimum requirements necessary for the Flood Risk and Drainage Team to undertake a full technical assessment of the proposal.

Given the scale and nature of the proposed development. The submitted information should demonstrate, in principle, that:

- Surface water runoff can be managed safely on site without increasing flood risk on or off site; and
- Foul water drainage can be adequately achieved and accommodated.

Surface water

The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is likely to be possible on site.

It is proposed that the development will manage surface water runoff via a rainwater harvesting tank with a discharge to a ditch (Ordinary Watercourse). The submitted information confirms the existence of the receiving ditch. However, insufficient evidence has been provided to demonstrate that the receiving system has adequate capacity to accommodate the proposed discharge and is connected to the wider watercourse network.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Drainage calculations demonstrating that the surface water drainage system has been designed to accommodate the 1 in 100-year rainfall event plus an appropriate allowance for climate change, together with a 10% urban creep allowance and a runoff coefficient (Cv) of 1.0 applied to all impermeable areas.
- Evidence that infiltration is feasible on site (BRE365 compliant testing & Groundwater levels), **or**
- Evidence of an alternative surface water drainage strategy in accordance with the drainage hierarchy.

- Evidence that the receiving ditch is connected to the wider watercourse network
- The capacity of the receiving watercourse;
- Confirmation of downstream conveyance arrangements;
- Proposed outfall details, including levels and discharge arrangements; and
- Evidence that the proposed discharge can be accommodated without increasing flood risk elsewhere.
- Management and Maintenance plan

Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

Foul Water Drainage

The Drainage Strategy by PB Properties indicates that foul water from the proposed development will discharge via a new package treatment plant to the ditch. The Flood Risk and Drainage Team have concerns over the proposed location of the package treatment plant as it is located in the same place as the proposed rainwater harvesting tank.

At this stage, the applicant needs to demonstrate that foul drainage can be achieved in principle.

Further information should be provided to confirm:

- Either confirm compliance with the Environment Agency's General Binding Rules or that a permit will be obtained
- A plan that demonstrates the minimum offset distances from buildings, boundaries, and water features can be achieved
- That the proposed system is suitable for the site conditions (e.g. a suitable infiltration rate or that the watercourse is suitable to connect into)

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

At this stage of planning, the Flood Risk and Drainage Team must be satisfied that there is a viable means of surface water and foul water drainage in principle. This has not been demonstrated.

The applicant is advised to refer to the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to ensure each relevant item that has not already been provided is submitted. The checklist is intended to assist applicants in understanding the minimum information requirements at the application stage. Once the required information has been submitted, the Flood Risk and Drainage Team will be able to provide further comments.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control

Mid Sussex District Council
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