

From: drainage <drainage@midsussex.gov.uk>
Sent: 06 May 2025 18:08:26 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.05.06 Re: DM/25/0773 - Floran Farm Hophurst Hill Crawley Down Crawley West Sussex RH10 4LP

Dear Joanne,

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments:

The submitted information is considered insufficient. The application site is located within an area at risk from surface water flooding.

We would advise the applicant that the development is considered new build in terms of drainage potential. Therefore, surface water drainage will need to be designed to cater for the 1 in 100-year storm event, plus an allowance for climate change (+40% at time of writing) for all impermeable surfaces on site. Infiltration drainage such as soakaways should also have a half drain time of 24 hours or less.

No information on how foul drainage is to be managed at the site has been provided.

We would advise that the applicant that a Flood Risk Assessment, surface water drainage and foul strategy is required at this stage of planning.

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The Applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to meet the minimum requirements.

Following receipt of the information requested, we shall review and provide further comments on this application.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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