

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 February 2025 16:27:03 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0014

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/02/2025 4:27 PM.

Application Summary

Address: Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex

Proposal: Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: Allens Turners Hill Road Crawley Down

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: .I am concerned about the proposed foul strategy.

I could not find mention in the plans of the Southern Water sewer

which runs from Turners Hill Road along the southern border of the site to connect with the Thames Water Sewer at manhole 9101 which is close to the Worth Way. Foul water is pumped by Southern water from east of Turners Hill Road into the Thames Water sewer.

In 2017 Cappaghs on behalf of Thames Water carried out work at this manhole to try to stop the flooding from manhole 9001 which lies 100 metres south of the Worth Way. It was thought that the contribution from the Southern Water sewer was preventing the flow from the south from passing up the sewer. The flooding at manhole 9001 occurs at times of heavy rainfall and is due to surface water infiltration in the Turners Hill area where the sewer starts. The overflow runs into a nearby stream which then goes under the Worth Way towards the south west corner of the site and then on into the lakes at Rowfant.

Despite the work in 2017 the flooding has continued. Some of the episodes of flooding since 2014 have been documented with Thames Water Executive office (ref: 33150962 and 33524313). In November 2022 Thames Water said ".. we are engaging with Southern Water to discuss possible solutions.." None is proposed to date. It would be good to hear from Southern Water.

The proposal to connect most of the site to the Thames Water sewer at manhole 7201 which is situated in field 4 , by either gravity or pumping, will surely cause increased back pressure upstream and lead to further flooding from manhole 9001. This is unacceptable.

In addition the flooding from the manhole threatens to contaminate the nearby pond, listed in the Aspect Ecology report as P5 where there is evidence of Great Crested Newts.

Kind regards