

From: drainage <drainage@midsussex.gov.uk>
Sent: 27 March 2026 08:42:51 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.27 Re: DM/26/0154 - Falcon Park Hophurst Lane Crawley Down
Crawley West Sussex RH10 4XF

Dear Stefan,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional information submitted, including:

- Flood Risk Assessment and SuDS Strategy (Jomas, February 2026)

The applicant proposes to attenuate surface water runoff within a below-ground tank and discharge to the existing sewer network at a restricted rate of 18 l/s. This represents a reduction compared to the existing discharge rate of approximately 36.8 l/s.

On this basis, and given the scale and nature of the development, we consider that the applicant has demonstrated that surface water drainage can be managed on site in principle.

We therefore have **no objection**, subject to conditions.

Advisory Comments

The recommendation for a drainage condition does not remove the requirement for a fully detailed and policy-compliant drainage design at the condition discharge stage.

At detailed design stage, the applicant will be required to:

- Demonstrate where the existing surface water currently discharges to;
- Provide robust justification for the proposed discharge rate and demonstrate that it is as close to the greenfield runoff rate as reasonably practicable;
- Provide full hydraulic calculations using current best practice (e.g. FEH rainfall data and critical storm duration analysis);
- Demonstrate compliance with the drainage hierarchy, including evidence as to why infiltration is not feasible (if applicable); and
- Provide a management and maintenance plan for the lifetime of the development.

The applicant is advised that the **MSDC Detailed Drainage Design Checklist** <https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf> (updated November 2025) sets out the level of information required to discharge drainage conditions. This is to ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Condition Recommendation

C18F - Multiple units

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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