

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 February 2026 11:18:17 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.18 Re: DM/26/0154 - Falcon Park Hophurst Lane Crawley Down
Crawley West Sussex RH10 4XF
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf,
MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Stefan,

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

We understand the proposed application is for the Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)

Flood Risk

There is no change in flood risk vulnerability classification associated with the proposed use. The development remains within the same vulnerability category as the existing lawful use.

The site is located within Flood Zone 1 (low probability of fluvial flooding). However, the Environment Agency's Risk of Flooding from Surface Water mapping indicates that parts of the site are at High Risk from surface water flooding (>3.3% AEP, comparable to Flood Zone 3b in planning terms).

We understand that this is associated with a localised low point within the existing car park rather than a defined overland flow route. Nevertheless, surface water flood risk must be addressed as part of a site-specific Flood Risk Assessment.

Surface Water and Foul Drainage

The Planning Statement confirms that an updated drainage strategy will be provided at the application stage. At present, no technical drainage information has been submitted.

The submission is therefore insufficient to demonstrate that surface water and foul drainage can be managed in a safe and sustainable manner, without increasing flood risk on or off site.

Summary of Further Information Required

At this time, we will require the following further information:

- A site-specific Flood Risk Assessment addressing all sources of flood risk, including surface water;
- A Surface Water and Foul Drainage Strategy demonstrating that drainage can be achieved in principle in accordance with the drainage hierarchy and current national and local policy.

The applicant is advised that the **MSDC Flood Risk and Drainage Information Check List – Application Stage** - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> was updated in Dec 2025 and should be used to inform the submission.

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
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