

From: drainage <drainage@midsussex.gov.uk>
Sent: 17 March 2026 10:52:29 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.17 Re: DM/25/3155 - The Havens Sportsfield Car Park The Haven
Centre Hophurst Lane Crawley Down RH10 4LJ

Dear Katherine,

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

The team have reviewed the information submitted in support of this application since our last comment on 22.01.2026 and can provide the following comments.

The proposal is for a New/Replacement Village Hall.

The development is therefore considered new build in terms of drainage potential and, as such, surface water drainage must be designed to cater for the 1 in 100-year rainfall event plus an appropriate % allowance for climate change, with a +10% urban creep allowance applied and a runoff coefficient (Cv) of 1.0 applied to all impermeable areas.

Surface Water Drainage

The submitted drainage plan indicates that surface water from the proposed development will discharge to soakaways within the site.

At this stage, insufficient evidence has been provided to demonstrate that infiltration drainage is feasible.

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 to demonstrate the surface water drainage has been designed to cater for the 1 in 100-year rainfall event plus an appropriate % allowance for climate change, with a +10% urban creep allowance applied and a runoff coefficient (Cv) of 1.0 applied to all impermeable areas
- Measured plan to demonstrate the proposed soakaways have sufficient offsets from the site boundary, building, highway and “No Dig Zones”
- 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.
- Outfall agreed in principle by the sewer authority (if relevant)
- 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 submitted drainage plan indicates that foul water from the proposed development will discharge to public sewer along Hophurst Lane.

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

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:

- As a new connection is proposed at the site, evidence of communication with the Water Authority regarding the connection and capacity is required

At this stage, further information remains required before the Flood Risk and Drainage Team can confirm that the proposed surface and foul water drainage strategy is acceptable in principle.

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.

Notes for Planning Case Officer:

Drainage policy has dramatically changed since the original application was submitted in 2022. The applicant may wish to consider employing the services of a flood risk and drainage professional to guide the design and to meet the requirements set out in the validation checklist.

You may want to consult with Southern Water as the application involves a new foul connection. Southern Water are not currently listed as a consultant on this application.

Best Wishes

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