

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 September 2026 15:31:14 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "owc@westsussex.gov.uk" <owc@westsussex.gov.uk>; "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.09.24 - DM/26/0843 - Land South Of Floran Farm Hophurst Hill Crawley Down West Sussex RH10 4LP

Dear Joanne,

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

We have reviewed the additional drainage information submitted, including the *Existing Drainage Infrastructure Clarification Note* prepared by Flume Consulting Engineers Ltd (September 2026), Drawing SK1000 and the associated photographic and LiDAR evidence.

The additional information identifies the existing private drainage infrastructure serving the wider Floran Farm holding, its downstream route to the receiving ordinary watercourse and the onward drainage route towards Felbridge Water. The information is supported by photographic evidence, mapping and LiDAR terrain information.

The proposed surface water drainage strategy remains based upon attenuation of surface water runoff within the site prior to controlled discharge to the existing private drainage system. Approximately 55m³ of attenuation storage is proposed, with discharge restricted to the calculated QBAR greenfield runoff rate of 2.9 l/s.

Site-specific infiltration testing has also been undertaken. The testing was unable to determine an infiltration rate due to insufficient fall in water level over the testing period.

Foul drainage is proposed to be treated by a package treatment plant prior to discharge via the identified private drainage route to the receiving ordinary watercourse.

Based on the information now submitted, the Flood Risk and Drainage Team is satisfied that a viable means of surface water and foul drainage has been demonstrated in principle, proportionate to the outline nature of the application.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST' <https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. This level of information will be required to address the recommended drainage condition.

We therefore have **no objection** subject to the following conditions.

Condition Recommendations

C18F - Multiple dwellings/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.

Surface water drainage verification report

No building is to be occupied, or brought into use, until a Verification Report pertaining to the surface water drainage system, carried out by a competent Engineer, has been submitted to the Local Planning Authority. The Verification Report shall demonstrate the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets, and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features. The Verification Report should also include an indication of the adopting or maintaining authority or organisation.

Reason: To ensure that the constructed surface water drainage system complies with the approved drainage design and is maintainable

Ordinary Water course consent:

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Best Wishes

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