From: drainage <drainage@midsussex.gov.uk>
Sent: 22 January 2026 20:08:23 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.26 Re: DM/25/3191 - Land To The South Of Burleigh Lane Crawley Down West Sussex

Dear Rachel,

The flood risk and drainage team acknowledge that this is an outline application with all matters reserved except for access. However, the application must demonstrate that, in principle, both surface water and foul water drainage could be achieved for the proposed development. This consultation response is based on that understanding.

A Flood Risk Assessment and Preliminary Drainage Strategy (dated: November 2025 by The Civil Engineering Practice) has been submitted in support of the application

FLOOD RISK
The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The Environment Agency Risk of Flooding from Surface Water mapping indicates that most of the site is shown to be at very low surface water flood risk, with an isolated high spot to the north west corner of the site for the present day and within the climate change range of 2040 – 2060.

There are no historic records of flooding occurring on this site or the immediate area surrounding the site. A lack of historic records of flooding does not mean that flooding has never occurred, instead, that flooding has just never been reported.

SEWERS ON SITE
The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

There may be sewers located on the site not shown on the plan which are now considered public sewers. Any drain which serves more than one property, or crosses into the site from a separate site is likely to now be considered a public sewer. Advise in relation to this situation can be found on the relevant water authority's website.

SURFACE WATER DRAINAGE
The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is likely to be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

No infiltration testing has been undertaken at the site, and the applicant has opted to utilise assumed rates based on the geology taken from BGS borehole logs taken 1.1km to the south west of the site. Given the scale of the proposed development, this is not considered acceptable. The BGS logs also recorded groundwater at a depth of 2.5m below ground level in the wider area.

Preliminary calculations have been undertaken utilising a CV value of 1.0, a 10% allowance for urban creep and 45% for climate change, resulting in a greenfield QBar runoff rate for the site of 6.2 l/s/ha. The report states the proposed layout would result in an impermeable area of 3,747$m^{2,}$ taking into account a 15% reduction due to green roof area. This results in a greenfield QBar runoff rate of 2.3 l/s. At this stage, no % area reduction should be applied for a green roof, therefore this area needs to be taken into account in the calculations. The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated.

Surface water shall be attenuated within the tanked access road and parking areas before being discharged to a ditch located to the north-west of boundary of the site onto Burleigh Lane.

It is unclear from the report the ownership of the existing ditch, its capacity and its wider connection and therefore it is unknown if this is a viable disposal location for surface water.

The flood risk and drainage team need to be confident that the proposed development has a viable means of surface water drainage available to it. Based on the information provided at this time the team do not believe the principle of surface water drainage has been proven.

FOUL WATER DRAINAGE

The applicant has identified two potential foul water drainage options for the proposed development.

The first option proposes that foul water would discharge to the public foul sewer located beneath Sandhill Lane, to the east of the site, via an on-site pumping station and an approximate 150m rising main.

Evidence confirming available capacity within the receiving public foul sewer network from the relevant Water Authority, and a connection would be feasible, will be required at this stage of planning, should the applicant wish to pursue connection to the public sewer.

The alternative option proposes that foul water would be collected into individual cess pits within each residential curtilage, with waste removed from site by tanker on a monthly basis. Evidence needs to be provided that there are sufficient offsets for the Cess pits for each property.

Where non-mains foul drainage is proposed, the applicant must demonstrate full compliance with the Environment Agency's General Binding Rules. Where these rules cannot be met, an Environmental Permit would be required.

At this stage of planning, the Flood Risk and Drainage Team request that the applicant confirms which foul water drainage strategy they intend to pursue as part of this development.

SUMMARY OF FURTHER INFORMATION REQUIRED

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

Surface Water Drainage

- Evidence that infiltration is viable at the site through infiltration testing to BRE 365.

- Recorded groundwater depth

Or

- Ownership of the ditch.
- Evidence of the ditch described within the drainage strategy exists.
- Evidence that the invert levels of the ditch are sufficient to accommodate the proposed drainage outfall.
- Evidence that the receiving ditch has capacity.
- Evidence that the ditch has a wider connection to the drainage / watercourse network in the area.

Foul Water Drainage

- The applicant confirms which foul water drainage strategy they intend to pursue as part of this development.
- Evidence confirming available capacity within the receiving public foul sewer network from the relevant Water Authority and a connection would be feasible.
- Evidence that there are sufficient offsets for the Cess pits for each property.

Once the required information has been received, we will be in a position to comment further.

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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