

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Date 23rd October 2025

Katherine Williams  
Development Control  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Dear Katherine,

**RE: DM/25/1593 Woodlands Close And Land To The North Of Burleigh Lane  
Crawley Down Crawley West Sussex RH10 4JZ**

Thank you for your reconsultation on the above site, received on 3<sup>rd</sup> October 2025. We have reviewed the application as submitted and wish to make the following comments.

Following the submission of the additional information, our concerns have been adequately addressed. Each of our seven points has been answered in turn in the Applicant's response reference DB/3071/001 Rev 1, with supporting documentation. We therefore have **no objection, subject to conditions:**

**Condition 1:**

Prior to the commencement of development, detailed designs of the surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk Assessment and Outline Drainage Strategy Reference: 3071 Issue 2 Revision 1, inclusive of the updated documents and plans within response reference DB/3071/001 Rev 1. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change), including 10% urban creep. Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
2. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
3. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.

4. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
5. Construction method statement for the surface water drainage system.
6. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.

**Reason:** To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere.

**Condition 2:**

Prior to first use of the development, a verification report shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the agreed scheme, and that any variations or defects are appropriately addressed.

**Reason:** To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy.

**Informative:**

Ordinary Watercourse Consent may be required for some proposals for this development. Further details can be found here:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

It is advised to discuss proposals for any works at an early stage.

**Informative:** Please note that the former WSCC Policy for the Management of Surface Water has been superseded by the updated National Standards for SuDS (July 2025).

Yours sincerely,

Natalie Biddulph  
**Flood Risk Management Team**  
[FRM@westsussex.gov.uk](mailto:FRM@westsussex.gov.uk)

## **Annex**

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment and Drainage Strategy Project Reference: 3071 Issue 2 Revision 1 Dated 05 June 2025
- Applicant response reference DB/3071/001 Rev 1 Dated 10 September 2025