

Planning Application Consultation Response

Application Details

Application Number	DM/26/1045
Response Date	08/05/2026
Site Location	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Development Description	Demolition of an existing dwelling and construction of a replacement self-build dwelling with a 2 bed annexe for ancillary use to main dwelling, rear balcony and indoor swimming pool
Recommendation ¹	No objection subject to condition Advice

Flood Risk

Information

[The Planning Practice Guidance for Flood Risk and Coastal Change](#) requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the [National Planning Policy Framework](#). This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

Application specific comment

The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The flood zones continue to reflect undefended, present-day flood risk from rivers and the sea. They do not account for climate change or the presence of flood defences, maintaining alignment with planning policy principles.

¹ In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.

The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

The RoFSW was created using a combination of local flood model information and national flood modelling. These were used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

As well as present day (2025) risk of flooding from surface water, climate change scenarios (2040 – 2060) have been produced to indicate the predicted impacts of climate change on future flood risk.

Climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office. They use a mid-range allowance within [Representative Concentration Pathway \(RCP\) 8.5](#).

A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

In the absence of climate change allowances provided until 2125 (NPPF (*Guidance Flood risk and coastal change considers* “Residential development can be assumed to have a lifetime of at least 100 years” *Paragraph: 006 Reference ID: 7-006-20220825* Revision date: 25 08 2022) the Environment Agency have advised that “the time horizon [is] too short for most development types” and the “Climate change scenario [is] insufficiently precautionary” and “may be relevant to inform assessments, but additional information [is] usually needed” to established the designed flood level for the site.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low surface water flood risk (comparable to flood zone 1) for the present day (2025) and to be at very low surface water flood risk (comparable to flood zone 1). within the climate change range of 2040 – 2060.

The PPG states that the design flood event for surface water is the 1:100 plus an allowance for climate change (Para. 002) which is the same as for river flood events.

The proposed development is a ‘more vulnerable’ development (NPPF, Annex 3).

Historical Flood Risk

Mid Sussex District Council’s records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Mid Sussex District Council’s records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won’t flood in the future.

Sewers on Site

The Thames Water / 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 may be considered a public sewer. Advice in relation to this situation can be found on the relevant water authority's website.

Surface Water Drainage

Information

Surface water drainage will ultimately need to be designed to meet the latest national and local planning and drainage policies and guidance. The drainage system will need to consider climate change, the allowances for which should be based on the climate change guidance from the Environment Agency at the time of detailed design.

Detailed drainage design should consider the impact a flooded outfall could have on the proposed drainage system.

The recommendation for a drainage condition to be utilised for an application does not preclude the need for updated calculations or alterations to a drainage strategy. Recommendation for a drainage condition shows that the Flood Risk and Drainage Team are of the opinion that the development has shown that, in principle, drainage could successfully be provided on the site.

Application specific comment

The BGS infiltration potential map shows the site to be in an area with high to low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways may 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.

It is understood that a CCTV drainage survey of the existing network was conducted on site, which confirmed that the existing surface water runoff currently discharges primarily to ground, with a small number of rainwater gullies connecting into the foul water network.

The submitted SuDS and Drainage Report includes infiltration testing undertaken on site which identified that water levels failed to drain more than 210mm during the day-long test period. The report concluded that infiltration is not viable as the primary means of surface water disposal due to the underlying sandy clay geology.

It is proposed that surface water runoff from the proposed dwelling will be captured by a positive drainage network and discharged into an existing drainage network which is understood to discharge to the existing stream/watercourse located to the east of the site within the ownership boundary.

The discharge rate is proposed to be restricted to 1.0l/s, with attenuation provided via a detention basin sized to accommodate the 1 in 100-year plus 45% climate change event including a 10% urban creep allowance. The detention basin is also proposed to allow infiltration through its base where feasible.

The hard paved areas are proposed to be retained, with any new hard surfaced areas constructed using permeable materials to allow localised infiltration and reduction in runoff rates where possible.

The surface water drainage is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Foul Water Drainage

The submitted information states that the foul water from the existing dwelling and outbuildings currently discharges into an existing septic tank which subsequently discharges toward the watercourse located to the east of the site within the ownership boundary.

It is proposed that foul water associated with the redevelopment will be treated on site via a new package treatment plant prior to discharge into the existing foul drainage network downstream of the existing septic tank location. The existing septic tank is proposed to be removed and disposed of off-site.

The proposed dwelling will include an internal swimming pool. The submitted drainage information confirms that backwash and overflow water associated with the swimming pool will discharge to a holding tank prior to entering the wider foul drainage network. This is to allow chlorine within the pool water to dissipate prior to entering the treatment plant, thereby avoiding harm to the biological treatment process within the package treatment plant. The final design of the holding tank is noted to be subject to agreement with the pool and treatment plant manufacturers.

The submitted information also identifies that remedial works will be required to the existing foul drainage network to address root ingress and ensure the existing pipework operates effectively.

The foul water drainage is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Condition Recommendations

C18D - Single dwelling/unit

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. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed 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. 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.

Advisory

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

For and on behalf of the Flood Risk and Drainage Team
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