

From: drainage <drainage@midsussex.gov.uk>
Sent: 18 February 2026 14:13:58 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.18 Re: DM/25/1078 - Pots And Pithoi Ltd The Barns East Street Turners Hill Crawley West Sussex RH10 4QA
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf, MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Andy,

Thank you for reconsulting the Flood Risk and Drainage Team.

We previously advised (26 September 2025) that, given the nature and scale of the development, a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy were required at planning stage

We have reviewed the submitted Flood Risk Assessment & Drainage Strategy dated January 2026 by Paul Basham Associates and Drainage Strategy Plan drawing number: 279.5002.0501 Revision P01 by Paul Basham Associates.

Flood Risk

Based on the Environment Agency Flood Map for Planning and the Mid Sussex SFRA (2024), the site is located within Flood Zone 1 (low probability of fluvial flooding).

The updated Risk of Flooding from Surface Water (RoFSW) mapping indicates that the site is at very low to low surface water flood risk (comparable to Flood Zones 1–2) for the present day (2025). Within the 2040–2060 climate change scenario, parts of the site are shown to be at very low to medium surface water flood risk (comparable to Flood Zones 1–3).

The area of medium risk appears to be associated with a localised low point in the northern corner of the site.

Surface Water Drainage

As the application includes the creation of new built form and additional hardstanding (car parking), which will increase impermeable area and therefore surface water runoff rates and volumes.

A surface water drainage strategy is required at application stage to demonstrate that drainage is achievable in principle.

At a minimum, the submission should include:

- Existing and proposed impermeable areas.
- Drainage strategy plan showing SuDs layout and discharge points (including above -and below ground features)
- Proposed method of surface water disposal (infiltration, watercourse, surface water sewer, combined sewer).
- Outline calculations demonstrating that the 1 in 100-year event plus appropriate climate change allowance can be managed without on-site flooding.

- An outline management and maintenance plan.

If infiltration is proposed as the primary method of discharge, BRE365-compliant testing will be required (either at this stage if sole method, or at condition discharge stage if alternative discharge is available).

At present, the submission is insufficient to demonstrate that surface water can be managed in a safe and sustainable manner, without increasing flood risk on or off site.

The applicant is advised that the **MSDC Flood Risk and Drainage Information Check List – Application Stage** - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> was updated in Dec 2025 and should be used to inform the submission.

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
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