

From: drainage <drainage@midsussex.gov.uk>
Sent: 29 September 2025 15:42:26 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.09.29 Re: DM/24/3104 - Sandhill Farm Sandhill Lane Crawley Down
Crawley West Sussex RH10 4LE

Dear Joanne,

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

We have reviewed the Drainage Report Project (Number:5169-DD-XX-XX-RP-D-0001-S4-01 Revision:P01 Date:04.09.2025) and have the following comments:

Surface Water

Following infiltration testing at the site, it is proposed that the development will utilise attenuation storage with discharge at a controlled rate to a watercourse along Sandhill Lane.

At this stage of planning, we would advise the applicant that the following information is required:

- Evidence that the existing ditch exists, has a wider connection to the surrounding area.
- The ditch has sufficient capacity in the channel to accept the additional surface water flow.
- The existing ditch is well maintained for the lifetime of the development.

Foul

It is proposed that the development will utilise a Septic tank to manage foul water drainage.

This approach is considered acceptable in principle, subject to design. We would advise the applicant that non-main foul drainage should meet with the Environment Agency's General Binding Rules. Where these rules cannot be met then an Environmental Permit will be required.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf. 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.

Upon receipt of the additional information, we will be able 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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