

**MID SUSSEX
DISTRICT COUNCIL**

Oaklands Road, Haywards Heath, West Sussex RH16 1SS

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Date: 20 July 2026

Andrew Horrell
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andrew,

RE: DM/26/1225 - Down Park Place, Turners Hill Road, Crawley Down, Crawley West, Sussex, RH10 4HQ.

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the erection of self build 2 bedroom single storey dwelling with car port.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Detailed design drawings and evidence that the proposed discharge location is suitable will be required. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) and follow the principles outlined in the submitted Proposed Drainage drawing (prepared by Hemsley Consulting Limited | Ref: 6502-001 | Rev: P1 | dated 01.05.2026) and demonstrate no increase in flood risk as a result of the Proposed Development. Details of the proposed discharge location and the suitability of the receiving watercourse must be provided. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

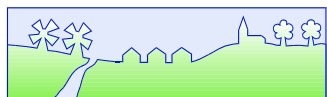
Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Mid Sussex District Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.



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- III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

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 Policies of Mid Sussex District Council.

Yours sincerely,

**Flood Risk and Drainage Team
Mid Sussex District Council**



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