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Sent: 26 September 2025 14:08:30 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>; "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: 2025.09.26 Re: DM/24/2263 - Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB

Dear Anna,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application. We have reviewed the TN01 – Discussion of LLFA Consultation Response to DM/24/2263 by Motion 19 February 2025 which responds to MSDC's earlier comments dated 12/12/24 and have the following comments.

Flood Risk

As the proposed development is for a replacement dwelling with annexe accommodation the applicant has demonstrated that the proposed development fits within the EA Standing Advice for more vulnerable developments. There is no increase in the number of residential units, vulnerability at the site or displacement of flood water. The applicant has demonstrated safe escape can be provided.

We have no objection on Flood Risk grounds. This is subject to:

- The development is built as per the submitted plans
 - Proposed Ground Floor Plan- Wider Area DRAWING NUMBER:A.102 DATE:31/03/2025
 - Proposed Ground Floor Plan- DRAWING NUMBER:A.103 DATE:31/03/2025
 - Proposed First Floor Plan - DRAWING NUMBER:A.104 DATE:31/03/2025
- No sleeping accommodation on the ground floor
- The proposed finished floor levels (FFLs) will be set no lower than 82.5mAOD, with all sleeping accommodation to be set at a minimum of 83.4 mAOD.

As an advisory, we would suggest the Applicant considers the resistance and resilience measures suggested within the EA advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Surface Water Drainage

It is proposed that the development will discharge into the adjacent watercourse at an attenuated rate via a geocellular tank. The applicant should locate all attenuation structures and flow controls within the application boundary.

The principle of the surface water drainage system is considered acceptable. Calculations will need to be provided to demonstrate betterment onsite at the detailed design stage. Cross sections of the gravel path should also be provided to demonstrate that it will provide the same pollution mitigation as permeable paving.

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

It is proposed that the development will discharge foul water through an existing treatment plant if still compliant with current regulations. This will then discharge into the adjacent lake.

Details of any new sewage treatment plant should be provided at the detailed design stage. The principle of the foul water drainage system is considered acceptable

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.

We recommend the following condition is utilised on this application:

Condition Recommendations

C18F - Multiple dwellings/units

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. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved 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.

Ordinary Watercourse Consent

The applicant is advised that if any new development (including construction activities) is to take place within 5 metres of any drain or watercourse. It is important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken near this watercourse. It is important to understand that this Planning consultation deals with the flood risk impact of the proposed development, but the OWC will deal with the impact of the watercourse alteration. So, whilst the OWC is not a Planning matter, it will need to run alongside this application. Details for OWC are in the advice sections of this

consultation. OWC application: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extremeweather/dealing-withflooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
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