

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 20 March 2026 15:43:00 UTC+00:00  
**To:** "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2026.03.20 RE: DM/26/0207 - Woodmans Copthorne Common Copthorne  
Crawley West Sussex RH10 3JU

Dear Andrew,

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

We understand the proposed application is for the change of use from C1 (holiday use) to C3 (residential) Consolidation of two cabins into single storey 3 bedroom energy efficient dwelling and retention of third cabin as ancillary home gym.

We have reviewed the submitted Foul Sewage and Surface Water Assessment by Trail Group (dated 06.01.2026) and have the following comments:

#### **Flood Risk**

The proposal relates to the consolidation of existing units into a single residential dwelling. Based on the information provided, there is no increase in built footprint or intensity of use.

Given the scale and nature of the development, we have no objection on flood risk grounds.

#### **Surface Water Drainage**

Surface water is proposed to be managed on site through sustainable measures including a green roof, water butts and discharge to permeable ground.

Given that the proposals do not increase impermeable area or runoff rates compared to the existing situation, and are utilising existing arrangements, we raise no objection in principle.

Information into our general requirements for detailed surface water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'

<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.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 in relation to climate change etc prior to undertaking detailed design.

#### **Foul Water Drainage**

Foul drainage is proposed to be served by an existing private sewage treatment plant sized appropriately for the proposed occupancy, with no increase in flows anticipated.

This is acceptable in principle for a rural location where connection to the mains sewer is not available.

Information into our general requirements for detailed foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST" <https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.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.

#### **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.

Best Wishes

**Flood Risk and Drainage Team**  
**Estate Services and Building Control**  
**Mid Sussex District Council**  
[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)