

**MID SUSSEX
DISTRICT COUNCIL**

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Date: 1 July 2026

Stefan Galyas
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Stefan Galyas,

RE: DM/26/1486 – Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF.

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 discharge of condition nos 4 and 6 relating to planning application DM/26/0154.

Following a review of the submitted information, we are happy to provide consultation comments on Condition 4 due to its relation to flood risk and drainage. We have noted insufficient information has been provided to meet the wording of the condition. The applicant has submitted proposed drainage plans that do not match with the previously approved proposals under application DM/26/0154.

To comply with best practise, the applicant should demonstrate the following:

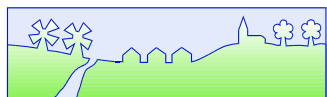
- Demonstrate compliance with the drainage hierarchy, including sufficient evidence (in the form of infiltration testing and groundwater monitoring) as to why infiltration is not feasible;
- Utilise SuDS within the proposed drainage strategy;
- Provide justification for the proposed discharge rate and demonstrate that it is as close to the greenfield runoff rate as reasonably practicable;
- Provide full hydraulic calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms to demonstrate that the proposed development will not increase flood risk to the site or surrounding area. Calculations should use FEH-22 rainfall data, a 45% allowance for climate change, and a CV value of 1;
- Provide a management and maintenance plan, including details for all components of the proposed drainage system, for the lifetime of the development.

The minimum level of information that will be deemed acceptable is outlined below:

- Demonstrate where the existing surface water currently discharges to;
- Provide evidence that the condition of the existing surface water system is satisfactory;



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- Utilise water butts, tanked permeable paving, and an attenuation tank to manage surface water before discharging to the Southern Water sewer (as proposed in the approved Flood Risk Assessment and SuDS Strategy (prepared by Jomas | Ref: P6883J3352 | Rev: V1.0 | dated 13/03/2026)).
- Provide full hydraulic calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms to demonstrate that the proposed development will not increase flood risk to the site or surrounding area. Calculations should use FEH-22 rainfall data, a 45% allowance for climate change, and a CV value of 1;
- Provide a management and maintenance plan, including details for all components of the proposed drainage system, for the lifetime of the development.

The applicant is advised that the MSDC Detailed Drainage Design Checklist

<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf> (updated November 2025) sets out the level of information required to discharge drainage conditions.

Therefore, we would recommend Condition 4 is not discharged until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

Flood Risk and Drainage Team

Mid Sussex District Council



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