

From: drainage <drainage@midsussex.gov.uk>
Sent: 04 February 2025 19:30:37 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.02.04 Re: DM/24/3104 - App - Minor - Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE

Dear Joanne,

Thank you for consulting the Flood Risk and Drainage Team with regards to the above application.

Surface Water

It is proposed that the development will utilise soakaways and a rainwater harvesting butt to manage surface water drainage on site. This is considered acceptable in principle, subject to appropriate design.

We would advise the applicant that drainage must be designed to cater for the 1:100-year plus climate change event and utilise in-situ infiltration testing.

Information into our general requirements for detailed surface 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.

Foul

It is proposed that the development will utilise a Septic tank to manage foul water drainage with treated effluent discharging either to a soakaway or drainage field.

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.

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 the NPPF requirements, Policy CS13 of the Mid Sussex Local Plan, Policy DP41 of the Pre-Submission 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