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Lead Local Flood Authority

Katherine Williams
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 08th August 2025

Dear Katherine,

**RE: DM/25/1593 Woodlands Close And Land To The North Of Burleigh Lane
Crawley Down Crawley West Sussex RH10 4JZ**

Thank you for your consultation on the above site, received on 18th July 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close. .

At present we **object** to this planning application, pending the required further information below:

- 1) The Applicant has stated that they are considering the capture of surface water for external non potable reuse.
We would advise that in accordance with the latest National Standards for SuDS this should be confirmed as part of the strategy in order to meet the SuDS hierarchy.
- 2) Section 8.3 of the strategy states "*Due to the gradient across the site, it may be necessary to incorporate check dams within the sub-base of any permeable paving systems, or swales.*" – we would need confirmation of this with cross sections of any proposed permeable paving system (with or without the above).
- 3) Please can the Applicant provide more detail regarding maintenance access for the two attenuation basins. The Easterly basin in particular appears from the indicative plan to be constrained in terms of access. We would usually require a 3m buffer and suitable access for small plant in order to ensure repair and cyclical clearance/maintenance is possible.

- 4) We note that the site location on the HR Wallingford greenfield tool is slightly north of the site, whilst it is not anticipated to have a significant effect please resubmit with a more centralised location in order to ensure parameters are correct.
- 5) Please may we have an updated version of the proposed drainage layout, with the topographical survey overlaid? This will assist us in determining the levels proposed will be practicable. Please also include invert levels for any drainage features, new or existing. As per point 3, it may also be beneficial to include the maintenance buffer zones for the basins on this plan
- 6) We will need to see modelling for a surcharged outfall
- 7) Under section 8.4 the Applicant states: "*This permeable surfacing will be used for the hardstanding across the site and should if possible, extend to the private driveways.*" We would encourage this wherever feasible for managing surface water as close to the source as practicable, as per Principle 1 of the National Standards for SuDS. This will also provide increased pollution control. In any event, please can the applicant provide a comparison of the potential pollution hazard indices against the proposed mitigation, as per the CIRIA SuDS manual.

Reason: For the application to be in accordance with NPPF, PPG Flood risk and coastal change or Policy DP41 in MSDC District Plan 2018 and Policy DPS4 in MSDC Reg 19 District Plan 2021-2039

As an advisory only in terms of Ordinary Watercourse Consents, if the Applicant can ensure any outfall headwalls into the watercourse are set back/flush with the bank so as not to alter flow and profile, these will not require consent. Similarly, if the proposed crossing is to be a clear span structure that does not encroach onto the embankments, consent is not necessary. We suggest exploring these options if they are possible.

As LLFA we do offer a pre application service for OWC, details of which can be found here, if required: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

It should be noted that the National Standards for SuDS have been recently updated, therefore we'd expect any re-submitted documents to follow updated standards.

Upon receipt of the above we will be in a position to comment further.

Yours sincerely,

Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Flood Risk Assessment and Drainage Strategy Project Reference: 3071 Issue 2 Revision 1 Dated 05 June 2025