

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 08 October 2025 09:20:24 UTC+01:00  
**To:** "Steven King" <Steven.King@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2025.10.08 Re: DM/24/2622 - Barns Court Turners Hill Road Crawley Down  
West Sussex RH10 4HQ

Dear Steve,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application. We have reviewed the Drainage Technical Note for Phase 1B dated 10.09.25 and have the following comments:

### **Flood Risk**

The applicant has overlain the proposed layout onto updated EA mapping, demonstrating no increase in built footprint or land raising within flood extents. The natural overland flow routes will be preserved. The topography shows a natural flow path north of the site, but this is outside the proposed development area. Existing levels will be maintained outside the building/parking areas. As per the proposed site plan (Drawing: Proposed Phase 1b HGV Setting Out | Number: 206 | Date: 21/11/24) the storage yards need to remain open so as not to impede surface water flows and not to increase flood risk elsewhere.

The applicant has confirmed the previously identified "ditch" was clarified as a bunded fence line, not a functioning ditch. Overland flows are directed away from it, and the bund has since been levelled.

### **Surface Water Drainage**

The applicant has proposed that the development will utilise permeable paving as well as an attenuation tank to manage surface water, which will be discharged at a controlled rate into an adjacent pond. The underground attenuation storage has been designed for the 1:100yr +25%CC. The applicant is advised that at the detailed design stage details relating to the remodelled pond including invert levels will need to be provided.

The applicant has demonstrated onward connectivity of ponds to the south, which discharge westwards via the regional ditch network toward Copthorne.

The applicant is advised that drainage will need to be designed to cater for the 1:100-year plus climate change event, utilising the latest allowances available at the time of detailed design.

The permeable paving appears to be in closed proximity to a Thames Water foul sewer. Thames Water usually require standoff distances from their public sewers. The applicant is advised that at the detailed designed stage evidence will need to be if Thames have been consulted with regards to these elements.

The Flood Risk and Drainage Team acknowledge that the information submitted in relation to the drainage strategy shows that, in principle, surface water drainage could, subject to detailed design, be provided on the site.

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 connect to the Thames Water foul sewer located on the site subject to a Section 106 Agreement with Thames Water.

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.

The Flood Risk and Drainage Team have no objection to the above application subject to the following Condition:

#### ***C18D - Single 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)