

From: drainage <drainage@midsussex.gov.uk>
Sent: 20 January 2026 09:35:26 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.20 Re: DM/25/0708 - Firs Farm Copthorne Common Copthorne
Crawley West

Dear Hamish,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application. We have reviewed the submitted Flood Risk Assessment and Drainage Strategy (Revised December 2025 by EAS Ltd) and provide the following comments.

As per our previous comments dated 17/11/2025 , while infiltration testing (June 2025) demonstrated the ground to have very low permeability ($<1 \times 10^{-6}$ m/s), it is proposed that the development will utilise underground attenuation storage with a controlled discharge to ground via shallow seepage trenches, with excess water discharging via overland flow.

Discharging onto the adjacent property is not considered a suitable discharge location. As this development is considered new build in terms of drainage. The submitted information does not demonstrate a suitable surface water drainage solution that would avoid a negative impact on the adjacent property.

Further to our previous comments, the proposed location of a shared surface water drainage feature within the curtilage of neighbouring properties is not considered acceptable for the following reasons:

- The potential adverse impact on the long-term maintenance and management of the drainage system.
- The potential constraint this arrangement would place on future development or works within the affected properties.
- The submitted plans do not demonstrate that sufficient offsets can be achieved for the proposed seepage trench.

At this time, the Flood Risk and Drainage Team are minded to object to the application due to the lack of evidence demonstrating that a suitable and acceptable surface water drainage solution can be provided for the development.

Best Wishes

**Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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