

From: drainage <drainage@midsussex.gov.uk>
Sent: 07 February 2025 13:30:14 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.02.07 DM/24/3050 - App - Minor - Bolney Chapel Road Twineham RH17 5NN

Dear Rachel,

Thank you for consulting the Flood Risk and Drainage Team on the above application. Having reviewed the information provided, we can provide the following comment:

Flood Risk

- The FRA submitted states that Node 3 is the closest upstream node to the site. We disagree with this approach. As the river flows in an east-to-west direction in the location of the site, the closest upstream node is Node 2, which we would expect to be utilised for the FRA.
- As the site is partially located within the functional flood plain (Flood Zone 3b) any proposed land raising, raised patio's and built footprint would need to be located outside of this flood level (1:20) and above the designed flood level (1:100+CC). Level for level, flood compensation may need to be applied.
- Elevation plan of the proposed layout, proposed finished floor levels and proposed site levels with the modelled flood levels clearly marked (1:20, 1:100, 1:100+CC and 1:1,000)
- Details of how the FFL has been derived have not been provided within the FRA. It is unclear from the FRA which freeboard allowance has been applied. Finished floor levels should be a minimum of whichever is higher of 600mm above the:
 - average ground level of the site
 - adjacent road level to the building(s)
 - estimated river or sea flood level for the siteWhere there is a high level of certainty about your estimated flood level, you may be able to reduce this to 300mm. If there is a particularly high level of uncertainty, it may need to be increased.

As the site is within 20m's of a 'main river' the eastern branch of the River Adur, we advise that the EA should be consulted on this application.

Surface Water Drainage

- It is proposed for the surface water to be discharged to the watercourse adjacent to the site at an attenuated rate via an attenuation tank. Evidence should be supplied that no surface water runoff from the land drain will discharge into the watercourse at an unattenuated rate.

Foul Water Drainage

- It is proposed that the foul water will discharge to the watercourse adjacent to the site via a foul treatment plant. Evidence should be supplied that the sewage treatment plant has sufficient offsets (e.g. from the dwelling/ watercourse).

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
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