

SECTION A: SITE AND APPLICATION DETAILS

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Application reference number	DM/26/0843	Planning submission
Site address	Land South of Floran Farm, Hophurst Hill, Crawley Down, West Sussex RH10 4LP	Section 2
Easting/Northing coordinates	TQ 35847 38596	Section 2
Site area (hectares) / number of units	0.4998ha / 9 dwellings	Section 2
Description of existing development	Existing hardstanding and previously developed farm-related land	Section 2
Description of proposed development	Outline application for 9 self-build dwellings	Section 3
Existing and proposed site plans / elevation plans	Submitted	Architectural drawings
Block plan (to scale)	Submitted	Architectural drawings
Evidence demonstrating that the Sequential Test, and where applicable the Exception Test, have been applied, and successfully met, in the selection of the site (See section E below).	Not applicable due to Flood Zone 1 location	EA Flood Map for Planning
Information on the expected lifetime of the proposed development and how that figure was estimated.	100 years residential design life	Standard residential design life
Existing and proposed vulnerability classification (as per Annex 3: Flood risk vulnerability classification)	More Vulnerable residential development	NPPF Annex 3

SECTION B: FLOOD RISK SCREENING

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Fluvial Flood Zone (EA flood map for planning)	Flood Zone 1	EA Flood Map for Planning
Surface water flood risk (EA risk mapping & SFRA Interactive Web Maps)	No significant flood risk constraints identified	Planning review
Site located in SFRA Interactive Web Maps-defined Flood Zone 3b or future Flood Zone?	No	Planning review
Historic flooding at the site (also refer to SFRA Interactive Web Maps)	No known flooding issues identified	Planning review
Climate change allowances for fluvial and surface water flood risk (2023 EA uplift)	40% climate change allowance applied to surface water drainage design	Hydraulic calculations
Information on the predicted depth and level for the design flood level for all relevant sources of flood risk	No significant flood risk constraints identified	Planning review
Design plans showing floor levels relative to predicted flood depths (fluvial and / or surface water) with appropriate freeboard levels.	Included within architectural submission	Architectural drawings
Groundwater flood risk	No significant groundwater flood risk constraints identified	Planning review
Sewer flood risk	No public sewers within vicinity	Section 2
Reservoir flood risk	Low / residual only	EA reservoir mapping
Evidence demonstrating that the proposed development and flood mitigation measures will not increase flood risk outside of the development site	Runoff attenuated and restricted to QBAR greenfield runoff rate	Section 5
Evidence demonstrating that the proposed methods will reduce flood risk at the site	Reduction in runoff rates and likely reduction in runoff volumes relative to existing condition	Section 5
Information on the proposed resistance and / or resilience method(s) to address predicted flood depths (fluvial and / or surface water).	Not specifically required due to Flood Zone 1 location	Planning review

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Full information on the flood warning / alert and emergency plan designed for the proposed site, including egress and access, evacuation plans, and mitigation measures	Not considered necessary due to low flood risk classification	Planning review
Details of how the risks will be managed over the development's lifetime, providing information on flood resilient / resistant designs and emergency planning.	Private maintenance arrangements proposed for drainage infrastructure	Section 7

SECTION C: SURFACE WATER DRAINAGE STRATEGY

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Details on the site's existing surface water drainage arrangements	Existing site drains via established private drainage network	Sections 2 and 5
Proposed method of surface water drainage	Attenuation with controlled discharge to existing private drainage network	Section 5
Evidence all attenuation features are inside the application boundary	Yes	Drainage layout drawing
Evidence of infiltration feasibility (mapping/tests) – e.g. BGS mapping or BRE365 site-specific tests	BGS mapping reviewed. Infiltration not relied upon for hydraulic compliance	Section 5.1
Groundwater levels	No groundwater constraints identified	Planning review
Contaminated Land	No known contaminated land constraints identified	Planning review
Surface water drainage constraints plan (e.g. RPZs, buffers, utilities, topography, sufficient offsets)	Submitted	Drainage layout drawing
Drainage strategy plan showing SuDS layout and discharge points (including above- and below-ground features)	Submitted	Drainage layout drawing
Drainage calculations provided that demonstrate design standard met (1 in 100-year + climate change) – include storm duration and EA uplift applied. A CV value of 1.0 and an Urban Creep allowance, where applicable.	Submitted. 1 in 100 year +40%CC standard achieved	Hydraulic calculations
Outfall agreed in principle by water/ sewer authority (if relevant)	Existing established private drainage route identified within wider landholding	Section 5
Management & Maintenance Plan	Included	Section 7

SECTION D: FOUL WATER DRAINAGE STRATEGY

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Details on the site's existing foul water drainage arrangements	No public foul sewer available	Sections 2 and 6
Proposed foul drainage method	Communal package treatment plant discharging to existing private drainage network	Section 6
Public sewer records included	Yes	Appendix
Drainage constraints plan	Submitted	Drainage layout drawing
Drainage strategy plan	Submitted	Drainage layout drawing
Management & Maintenance Plan	Included	Section 7
If using non-mains drainage, EA General Binding Rules compliance statement	Daily discharge limited to 4.95m ³ /day	Section 6

SECTION E: SEQUENTIAL AND EXCEPTION TEST EVIDENCE

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Sequential Test required	Not applicable for Flood Zone 1 site	NPPF / PPG
Sequential Test evidence submitted	Not applicable	NPPF / PPG
Exception Test required	Not applicable for Flood Zone 1 site	NPPF / PPG
Exception Test evidence submitted	Not applicable	NPPF / PPG

SECTION F: SUPPORTING TECHNICAL EVIDENCE

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Topographic survey with ground and finished floor levels	Submitted	Topographical survey
Flood modelling outputs (if FRA uses bespoke modelling)	Not applicable	N/A
Maps of flood hazard, depth, and velocity	EA mapping reviewed	Planning review
SuDS design summary (for major developments – WSCC LLFA SuDS Proforma should be completed where applicable)	Completed and submitted	Appendix
Drainage calculations	Submitted	Hydraulic calculations
Management and maintenance plan	Included	Section 7
Contaminated Land report	Not submitted / not required at this stage	N/A

SECTION G: ADDITIONAL INFORMATION

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Evidence of flood risk permit / consent for proposed development, if applicable (from the EA (Flood Risk Activity Permit) or an Ordinary Watercourse Consent from the LLFA)	Any required consents to be addressed separately outside the planning process if required	Section 5
Outfall and discharge rate agreed in principle by water/sewer authority (if relevant)	Discharge restricted to QBAR greenfield runoff rate	Section 5