

Flood Risk and Drainage Information Check List – Application Stage

This checklist is designed to support applicants within the planning process provide the information required by the flood risk and drainage team for them to provide a consultation response. This is not the complete planning validation list, however much of the information is also included with the validation list.

The level of detail provided to address each information point should reflect the scale and complexity of the development.

Receipt of this information does not guarantee the flood risk and drainage team will support an application or does it prevent a request for further information. It does, however, ensure the team has sufficient information to undertake a full review and provide detailed consultation response.

Table 1 - Application details

Application number	DM/24/3104
Site address	Sandhill Farm, Sandhill Lane, Crawley Down, West Sussex, RH10 4LE
Site co-ordinates	535010 E 136850 N
Site area in hectares	0.819
Existing site usage	Domestic garden
Proposed development description	2 bedroom mobile home
Block plan	In planning docs
Existing site plan	In planning docs
Proposed development plan	In planning docs

Table 2 - Flood Risk

Flood zone(s)	Not in flood zone
Surface water flood risk(s)	Nil
Flood risk assessment provided	Yes / No

The Environment Agency and the Department for Environment, Food and Rural Affairs (DEFRA) states that a Flood Risk Assessment is required for all development:

- within flood zones 2, 3 or 3b
- within flood zone 1 with a site area of 1 hectare or more
- within areas with critical drainage problems
- within flood zone 1 where your LPA's SFRA shows it will be at risk of flooding from rivers or the sea in future

- that increases the vulnerability classification and is in flood zone 1 where your LPA's SFRA shows it is at risk from other sources of flooding

Mid Sussex District Council's Strategic Flood Risk Assessment (SFRA) utilises the latest flood maps from the Environment Agency to determine flood risk.

Surface Water Drainage

At application stage the applicant must show that surface water drainage can, in principle be achieved on the site. The minimum information required is shown in Table 3.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

Table 3 - Surface water drainage - minimum information

Proposed means of drainage	Attenuated and discharged to existing water course as per drainage report
Infiltration potential on site	No infiltration potential as per drainage report
Drainage constraints plan <i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i>	As per Drainage report appendix D site plan
Acknowledgement of design criteria <i>(sized to cater for 1 in 100-year plus climate change storm, any off-site discharge restricted to the Greenfield QBar rate for all events up to and including the 1 in 100-year plus climate change storm)</i>	See drainage report paragraph 4.2
Water Authority's agreement in principle to connect surface water to public sewer. <i>(if applicable)</i>	N/A
Drainage strategy plan	See drainage report paragraph 4.2

Foul Water Drainage

At application stage the applicant must show that foul water drainage can, in principle be achieved on the site.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

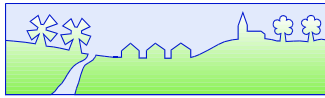


Table 4 - Foul water drainage - minimum information

Proposed means of drainage	See drainage plan paragraph 4.3
Public sewer records plan	N/A
Drainage constraints plan <i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i>	As per Drainage report appendix D site plan
Drainage strategy plan	See drainage plan paragraph 4.3
Outline on how non-mains drainage will meet Environment Agency's General Binding Rules for non-mains drainage. <i>(if applicable)</i>	The existing septic tank meets all existing binding rules and will continue to meet the Environment Agency's General Binding Rules.