

Planning Application Consultation Response

Application Details

Application Number	DM/25/0209
Response Date	26./02/25
Site Location	Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE
Development Description	Proposed 4 dwellings as 2 x Semi detached properties
Recommendation¹	No objection subject to condition Advice

Flood Risk

Information

[The Planning Practice Guidance for Flood Risk and Coastal Change](#) requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the [National Planning Policy Framework](#). This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

Application specific comment

The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers). The site is shown to be at very low surface water flood risk (comparable to flood zone 1). Areas of Cuckfield Road immediately adjacent and to the north of the site are shown to have increased flood risk.

Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

Mid Sussex District Council's records are not complete, and flooding may have occurred which is not recorded. A site having never flooded in the past does not mean it won't flood in the future.

¹ In line with guidance from the Planning Department the Flood Risk and Drainage Team, where considered appropriate, utilise conditions to address detailed drainage design and detailed design of flood mitigation measures.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

There may be sewers located on the site not shown on the plan which are now considered public sewers. Any drain which serves more than one property, or crosses into the site from a separate site may be considered a public sewer. Advice in relation to this situation can be found on the relevant water authority's website.

Surface Water Drainage

Information

Surface water drainage will ultimately need to be designed to meet the latest national and local planning and drainage policies and guidance. The drainage system will need to consider climate change, the allowances for which should be based on the climate change guidance from the Environment Agency.

Detailed drainage design calculations should utilise a CV = 1.0 and consider the impact a flooded outfall could have on the proposed drainage system

Application specific comment

The application is supported by a drainage strategy which shows a shared surface water drainage system. It is proposed to attenuate surface water within the subbase of the driveway/ parking areas for all events up to the 1:100 +45% event. Water is proposed to discharge into the watercourse immediately adjacent the development, along Cuckfield Road. Discharge rates are limited to as close as practical to the Greenfield QBar runoff rate for each site.

The proposed surface water drainage systems are considered acceptable, subject to the development layout, landscaping and levels remaining as per the plans submitted.

Foul Water Drainage

It is proposed that the development will utilise a shared package treatment plant. A foul water maintenance and management plan which identifies responsible parties for the lifetime of the dwellings will be provided for the shared system.

We would advise the applicant that any new foul water package treatment plant should be located a minimum of 3.5m from any watercourse/ditch. The system will need to either meet with the Environment Agency's General Binding Rules for package treatment plants, or an Environmental Permit will be required from the Environment Agency.

We would advise that new rules have recently been added to the General Binding Rules, one of these rules prohibits new outfalls within 50m of an existing exempt small sewage discharge.

We would also advise that any new outfall(s) into the watercourses/ditches on this site will require Ordinary Watercourse Consent from West Sussex Lead Local Flood Authority.

The proposed foul water drainage system is considered acceptable, subject to the development layout, landscaping and levels remaining as per the plans submitted.

Condition Recommendation

FOUL AND SURFACE WATER DRAINAGE – PRE-OCCUPATION

No building shall be occupied until all the foul and surface water drainage works have been carried out in accordance with the listed approved details. Maintenance and management during the lifetime of the development should be in accordance with the approved details and maintenance set out within the Drainage Design Statement.

Approved details:

- Drainage design statement; Monson, 25003, Issue A, 05 Feb 2025
- Proposed drainage layout surface water & foul water; Monson, 25003/01, Issue A, 05 Feb 2025
- Standard drainage details; Monson, 25003/02, Issue A, 05 Feb 2025

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.

For and on behalf of the Flood Risk and Drainage Team
Mid Sussex District Council
Telephone: 01444 477577 Option 3
drainage@midsussex.gov.uk