

From: drainage <drainage@midsussex.gov.uk>
Sent: 09 July 2025 15:22:26 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.07.09 Re: DM/24/3050 FW: GH652 Riverside

Dear Rachel,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional information submitted and provide comments as follows:

- CGS_CAD_RH_POST DEV v2.1-FL03
- CGS_CAD_RH_POST DEV v2.1-FL04
- CGS_CAD_RH_POST DEV v2.1-FL05
- CGS_CAD_RH_POST DEV v2.1-SC01

When assessing off-site impacts and calculating floodplain storage, the Government Guidance on climate change allowances for Flood Risk Assessments advises that the Central Allowance for climate change can be used in most cases. For the Adur and Ouse Management Catchment, this is 37%.

While level-for-level compensatory storage has not been fully demonstrated, the use of the higher 1:100+CC (105%) design flood level of 10.84m AOD provides additional confidence that sufficient compensatory storage has been achieved.

We have no objection to the proposed development on flood risk and drainage grounds, subject to the following conditions

Condition Recommendations

- The development will be carried out in accordance with plan CGS_CAD_RH_POST DEV v2.1-FL05
- No land raising or built structures below 10.08m AOD

C18D - Single dwelling

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

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.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control

Mid Sussex District Council
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