

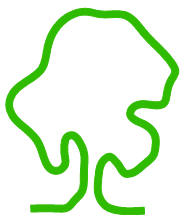
MR JAMES SPOONER



17 VALEBRIDGE ROAD, BURGESS HILL, WEST SUSSEX, RH15 0RA

**Flood Risk Assessment, Compensatory Storage, Sequential Test and
Evacuation Plan**

September 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	831/MrJamesSpooner/17ValebridgeRoad/CS
Date	September 2026
Client	Mr James Spooner
Report type	FRA and Drainage Strategy
Purpose	Planning Application
Revisions	
Prepared by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc  Signed
Approved by	Xanthe Lyford BSc (Hons)  Signed

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Flood Risk Assessment, Compensatory Storage, Sequential Test, Drainage Strategy and Evacuation Plan

September 2026

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MR JAMES SPOONER

17 VALEBRIDGE ROAD, BURGESS HILL, WEST SUSSEX, RH15 0RA

Compensatory Storage, Sequential Test, Drainage Strategy and Evacuation Plan

September 2026

1. THE SITE & PROPOSED DEVELOPMENT

- 1.1 The site comprises an existing workshop/storage building and surrounding, mainly paved, area at the rear of No. 17 Valebridge Road in the northern part of Burgess Hill. The site area is approximately 800 m². The Ordnance Survey (OS) map reference for the site is TQ 32198 20213. The site elevation is approximately +33.5 m OD. See Appendix A, Figure 1: Site Location Plan and Figure 2: Existing site layout.
- 1.2 According to the British Geological Survey, the site lies on Cretaceous Weald Clay. Online Environment Agency (EA) groundwater mapping identifies the site to lie on unproductive strata. The site does not lie within a groundwater source protection zone.
- 1.3 The land at the site and beyond falls gently to the southwest, until it meets the London – Brighton railway line which is elevated on an embankment 40 m to the west of the site. There is an underpass beneath the embankment some 100 m to the north of the site.
- 1.4 It is proposed to demolish the existing workshop/storage building and construct a two-storey, four-bedroom dwelling with associated garage and bin storage. See Figure 4.

2. FLOOD RISK ASSESSMENT

- 2.1 A detailed flood risk assessment (FRA) was carried out by GeoSmart Information Limited in January 2025. This FRA confirmed that the site lies within Flood Zone 1 (low risk of fluvial flooding) and at low risk of surface water (pluvial) flooding. The site lies just within the 1 in 1000 year return period (0.1% Annual Exceedance Probability - AEP) pluvial flood event. Adding the current recommended climate change allowance (45% in this catchment) for the likely life of the proposed development, would place the site within the 1 in 100 year return period (1% AEP) pluvial event. See Figure 5.
- 2.2 The Environment Agency Flood Prediction data states that the site is not considered at risk of groundwater flooding or flooding from reservoirs. There is no known history of flooding at the site and no history of sewer flooding.

- 2.3 MSDC Flood and Drainage team trashed the very comprehensive Geosmart Information Limited Flood Risk Assessment on the basis of inadequate consideration of future surface water flood risk at the site.
- 2.4 A range of Environment Agency surface water flood maps covering extent and various flood depths for the area including the site are given in Appendix D. The maps do not give estimates of flow velocity (a Product 4, which does give flow velocities is not available for this site). However, velocities at the edge of a flood would be expected to be low.
- 2.5 The GeoSmart Information Limited FRA considered the loss of pluvial flood plain volume resulting from the proposed development to be trivial and not worth providing compensatory storage for. However, it is understood that Mid Sussex District Council has requested compensatory storage.

3 COMPENSATORY STORAGE

- 3.3 The site was visited on 20 August 2025 in order to examine the site and surrounding topography plus existing drainage arrangements. See Appendix B: Site Photographs.
- 3.4 The loss of pluvial flood plain volume is based on the 1% AEP flood depth at the site and the difference in the plan area of the proposed development compared with the existing plan area of the workshop/storage buildings.
- 3.5 The plan area of the existing workshop storage buildings is 69 m², and the plan area of the proposed house and garage is 96 m². The depth of the water during the future 1% AEP event is not given in the FRA, but based on the floor level recommendations given in the FRA report, the absolute maximum depth would appear to be 0.2 m. Thus, the compensatory storage volume required would appear to be $(96 - 69) \times 0.2 = 5.4 \text{ m}^3$.
- 3.6 The compensatory storage may be provided in the form of lowering the overall site ground level by 3 cm.
- 3.7 The alternative to lowering the site by a relatively trivial amount would be to construct the proposed new house with a suspended floor, with air bricks in the outer walls beneath the floor (and damp-proof course) level, permitting flood water to enter (and drain out of) the void below the floor. This would reduce the effective post development volume taken from the surface water flood plain to below the existing. The proposed volume would comprise only the area of the external and internal load bearing walls above the footings.
- 3.8 A secondary concern is that the proposed development would cause additional obstruction to existing surface water flow paths (see Figure 3). From the existing layout shown in Figure 2 and the proposed layout shown in Figure 4, it is apparent that any change in flow path obstruction should be of minimal significance. However, from 3.7 above, the proposed permeable sub-floor walls will permit some flow beneath the building and will reduce any flow path obstruction.

4 THE SEQUENTIAL TEST

- 4.1 The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. It is for the local planning authority to apply the Sequential Test. However, our view is given below.
- 4.2 This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. Application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so, and developers do not waste resources promoting proposals which would fail to satisfy the test. Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk.
- 4.3 Residential housing is classified as *more vulnerable* under National Planning Practice Guidance (NPPG). Location within Flood Zone 3a or at higher risk of flooding from other sources would also require the Exception Test to be applied.
- 4.4 A brief canvass of available locations in Burgess Hill suitable for a single house and available for sale within Flood Zone 1 and at very low risk of surface water flooding did not reveal a suitable and commercially available site. In this case the site lies in Flood Zone 1 and at low-moderate risk of flooding from surface water and other sources. The location is presently paved and occupied by a workshop, would be considered “brownfield land” and is within an area presently developed for housing. On this basis, it appears that the Sequential Test would be satisfied.
- 4.5 Speculative estimation of the effect of climate change would move the location into the moderate risk of surface water (pluvial) flooding within the predicted life of the development (100 years). See Appendix D.
- 4.6 The GeoSmart FRA report stated that, under the latest version of the NPPG the project would not be subject to the Sequential or Exception Tests. However, we understand that the Sequential Test must be satisfied for all vulnerable development (housing is classified as “more vulnerable”) in areas which may be affected by flooding.
- 4.7 The GeoSmart FRA report recommended that the finished floor level at the proposed residence should be at least 300 mm above ground level. However, where a design flood level has been established (in this case +33.7 m OD), finished ground floor level should be 600 mm above design flood level where there are ground floor bedrooms, or 300 mm above design flood level where there are no ground floor bedrooms. It is recommended that flood resilient decoration should be adopted for 600mm above ground floor level, and electrical sockets should be located above this level.

- 4.8 The FRA recommended that ground levels should be arranged to fall away from the buildings and the overall pattern of water flow offsite to the south and west should be preserved.
- 4.9 The Mid Sussex District Council memo of 22 May 2025 appears to suggest that part of the site could be considered to lie in Flood Zone 3b (the functional fluvial flood plain). If this were the case, only water compatible development could be considered (reservoirs, flood protection works, swimming pools, etc.). Flood Zone 3b appears to be an extreme interpretation as the site would, in Flood Zone 3b, be anticipated to be subject to seasonal flooding (which it does not seem to be). More vulnerable development could be considered in Flood Zone 3a, subject to the application of the Exception Test. In this case, the proposed development would be considered a windfall brownfield site addressing unfulfilled local housing need.

5 EVACUATION PLAN

- 5.3 Superficially, there should be minimal need to evacuate the site. Even in the worse surface water flood scenario, residents would remain safe within their house until any flooding subsided.
- 5.4 In the event that the residents wished to evacuate from the site, there would be a short wade through shallow water (less than 200 mm deep) to Valebridge Road pavement and then a short walk north directly out of the area at risk of flooding.
- 5.5 The likely worse case flood depth would not prevent ambulances or other specialist emergency services vehicles attending the site. More than 200 mm deep water would be hazardous to standard cars.
- 5.6 Flood Depth/Hazard ratings are given in Table 5.1 below:

TABLE 5.1

FLOOD DEPTH	PEDESTRIANS	VEHICLES
0.0 – 0.2 m	Most could wade through this depth, subject to flow velocity	Most vehicles
0.2 – 0.4 m	Hazardous to most	4 x 4 and high ground clearance vehicles with no low air intakes.
>0.4 m	Hazardous to all	Specialist vehicles with high level air intakes only.

Hazard would increase with flow velocity. However, as the site would be on the northern edge of the flood, flow velocities would be anticipated to be low.

- 5.7 The Environment Agency operates a flood warning service for all areas at risk of flooding, and this is available on their website <https://www.gov.uk/check-flood-risk>.

6 SURFACE WATER DRAINAGE AND FOUL SEWERAGE STRATEGY

- 6.3 The FRA recommended that new surface water drainage should be sustainable (SuDS). However, the proposed development will not increase the impermeable area of the site and will provide the opportunity to slightly reduce it by adding areas of soft landscaping.
- 6.4 The proposed development should not increase the risk of flooding downstream from the site. There is existing surface water drainage at the site, comprising gullies in the surfacing and downpipes discharging into the same system. It is assumed that this will continue with the proposed development. There is also a gravel fringe along the north side of the site that provides a surface water drain.
- 6.5 Foul sewage will discharge to the public foul sewer in Valebridge Road.
- 6.6 Additional SuDS options which could be incorporated into the development include permeable paving, a rain garden and rainwater harvesting.

7 CONCLUSIONS & RECOMMENDATIONS

- 7.1 The site is in Flood Zone 1, and at low-moderate risk of surface water flooding over the probable life of the development. The site is presently at very low to low risk of surface water flooding, but this is predicted to increase to low to moderate over the life of the development (see Appendix D). Flood depths up to 200 mm are predicted during the life of the development. No flow velocity data is available. No other flood risks appear to be significant.
- 7.2 The Flood Risk Assessment carried out by GeoSmart Information Limited concluded that the loss of flood plain volume was trivial and no compensatory storage was required. However, in the reasonable worse case scenario, the loss has been calculated at 5.4 m³. It is recommended that having a suspended ground floor with drained underfloor void in the proposed new house would result in no flood plain loss and provide any required compensatory storage.
- 7.3 The site lies within a long developed residential area, comprises a windfall brownfield site and no other suitable sites appear to be commercially available within Burgess Hill at this time. The Sequential Test is deemed to be satisfied. Whether it is necessary to apply the Exception Test depends on the interpretation of future surface water flood risk in terms of Flood Zones. If low to moderate risk of surface water risk is deemed to be equivalent to Flood Zone 3, it is necessary to apply the Exception Test. The reason to pass the Exception Test would be the community benefit of providing for unmet housing need within the urban envelope.

- 7.4 Considering an evacuation plan, future residents would remain safe within their house until the flood waters subsided. In the worse case, a short and shallow wade (0 – 0.2 m deep - not hazardous for most) would bring residents to Valebridge Road, and dry land would be accessible immediately to the north on Valebridge Road. Emergency services vehicles (ambulances, police 4x4s or fire engines) should be able to access the site at all times.
- 7.5 Existing connections are available for both surface water and foul sewage drainage. The proposed development will provide an opportunity to reduce the amount of impermeable surface within the site and thus should not increase flood risk downstream from the site. Additional SuDS options which could be incorporated into the development include permeable paving, a rain garden and rainwater harvesting.

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APPENDIX A: FIGURES

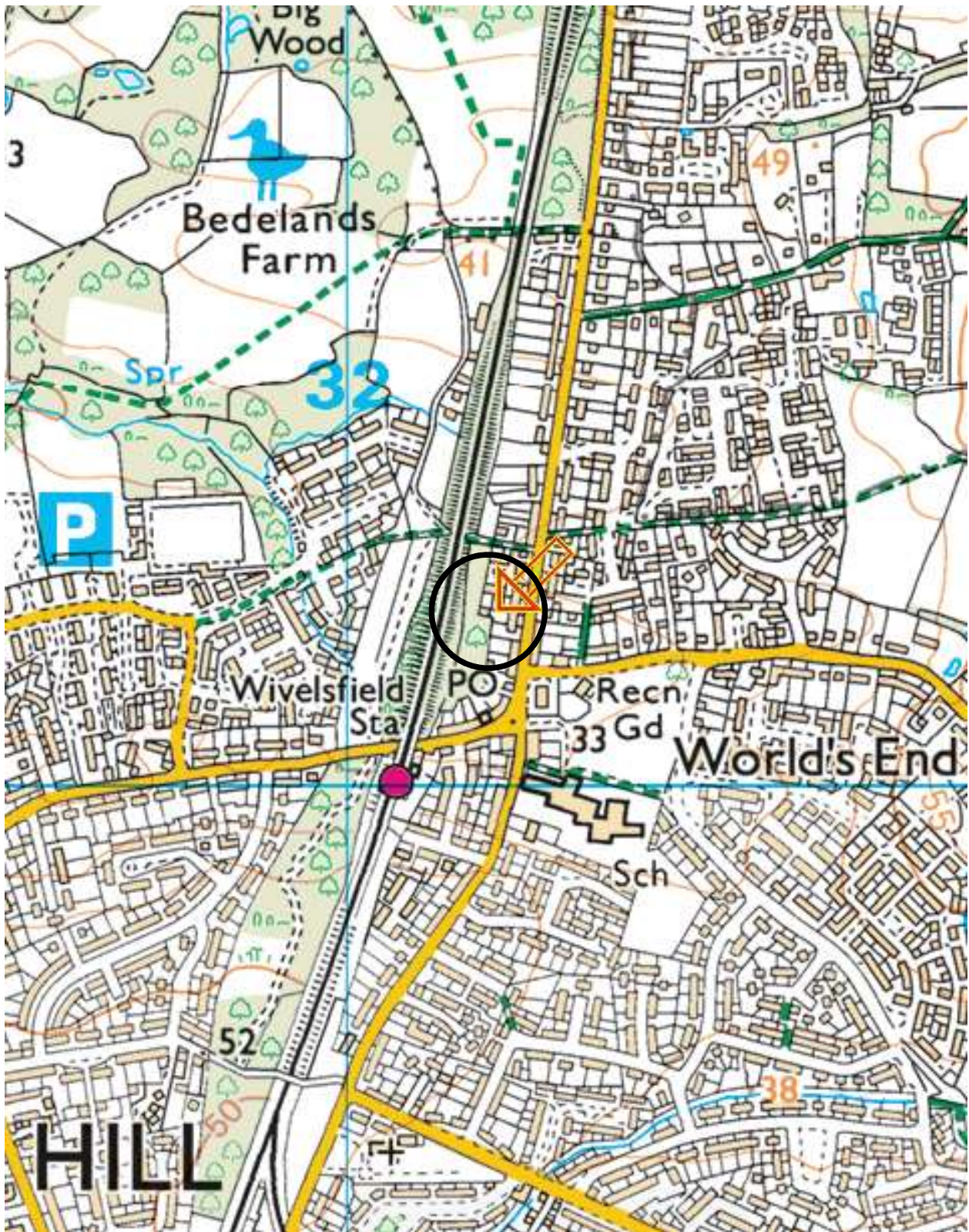
Figure 1: Site Location Plan

Figure 2: The Site as Existing

Figure 3: Probable Surface Water Flow Paths

Figure 4: Proposed Development

Figure 5: Environment Agency Surface Water Flood Map



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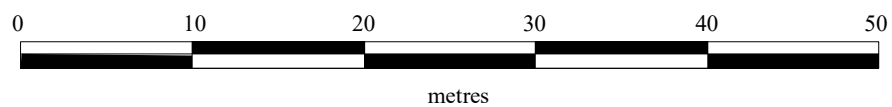
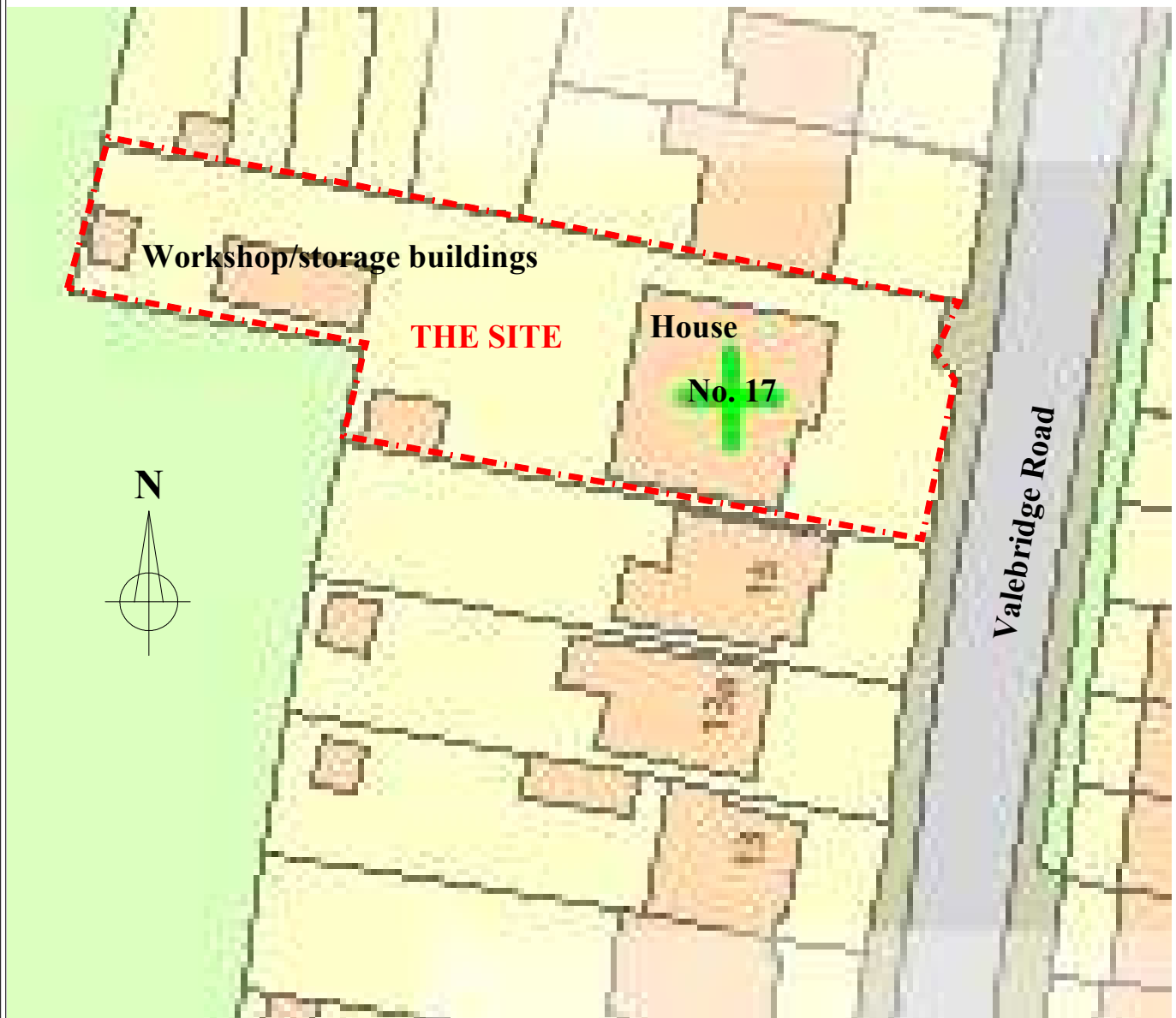
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Figure 1: Site Location

September 2025



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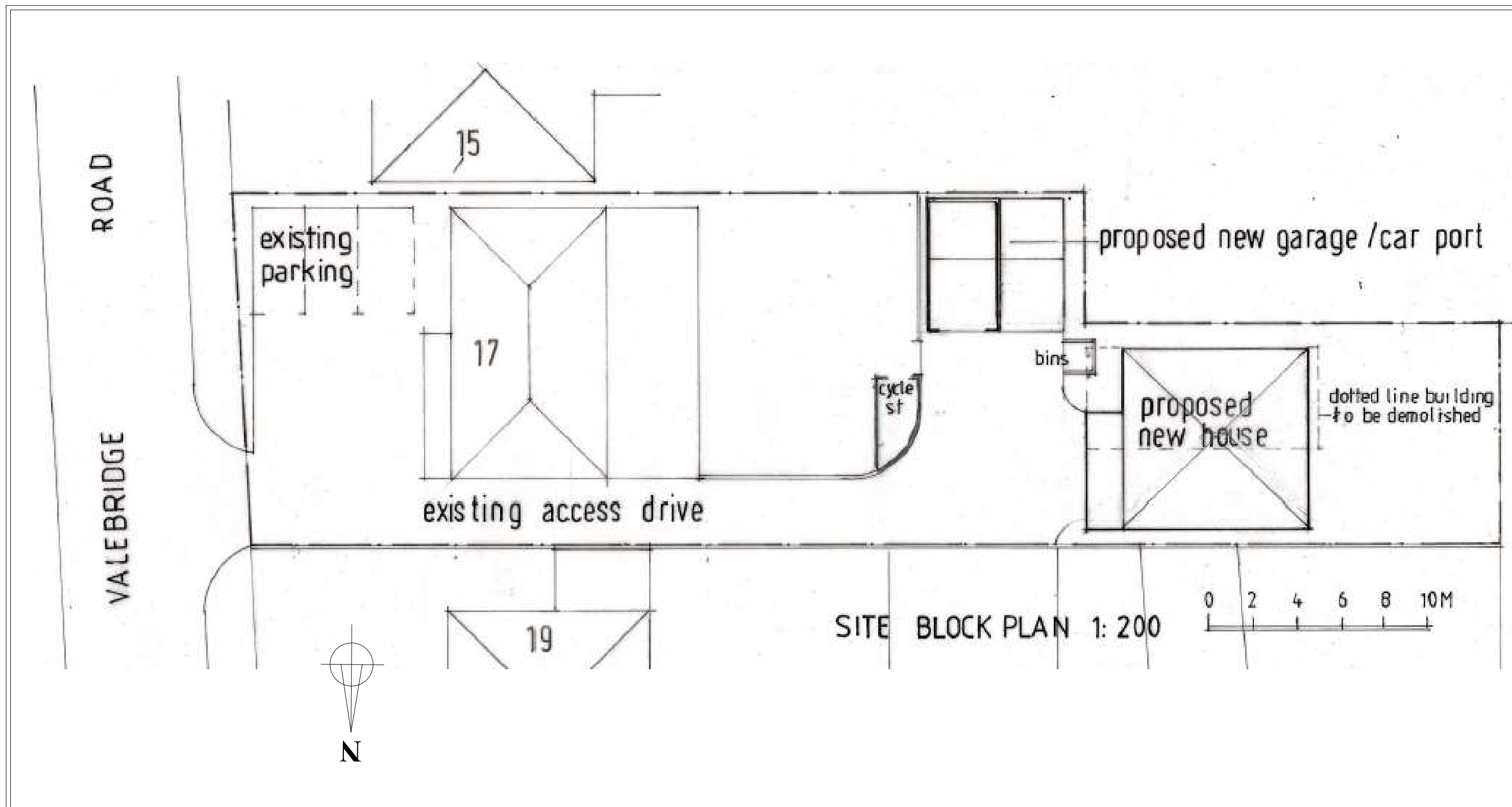
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Figure 2: Existing Site Layout

September 2025



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Figure 3: Proposed Development

Scale as shown

September 2025



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Scale as shown



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Figure 4: Environment Agency Surface Water Flood Map (Extent)

September 2025



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Scale as shown



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Figure 5: Environment Agency Surface Water Flood Map (0.2 m - 0.9 m depth)

December 2025

APPENDIX B

Site Photographs



Photo 1: The site



Photo 2: The site, rear view.



Photo 3: Rear yard area.



Photo 4: Existing drainage.



Photo 5: Gravel edge drain adjacent to fence.



Photo 6: Land outside site falling to the west.



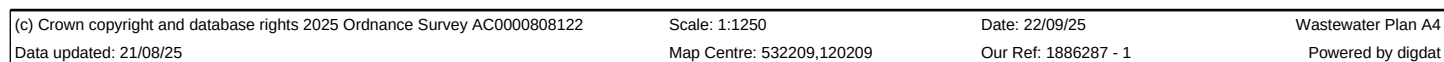
Photo 7: Evacuation route to Valebridge Road.



Photo 8: Evacuation route from the site north on Valebridge Road. Note highway high point.

APPENDIX C

Southern Water Sewer Plans



Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1005	F	0.00	0.00	
1007	F	0.00	0.00	
1101	F	32.24	30.42	
1201	F	33.03	30.08	
1202	F	34.62	29.83	
1203	F	34.91	29.86	
1204	F	34.24	29.34	
1205	F	34.81	33.83	
1206	F	0.00	0.00	
1209	F	0.00	0.00	
1210	F	0.00	0.00	
1211	F	0.00	0.00	
1212	F	0.00	0.00	
1213	F	0.00	0.00	
2002	F	32.89	30.65	
2003	F	33.09	0.00	
2010	F	33.82	31.75	
2011	F	32.78	32.78	
2102	F	32.74	31.97	
2103	F	32.76	31.53	
2104	F	32.71	30.72	
2201	F	35.23	32.40	
2202	F	34.35	0.00	
2203	F	31.82	0.00	
2204	F	35.06	33.25	
2205	F	35.25	33.05	
2206	F	0.00	0.00	
2207	F	0.00	0.00	
2208	F	0.00	0.00	
2209	F	0.00	0.00	
2211	F	0.00	0.00	
2301	F	34.38	30.95	
2302	F	34.50	0.00	
3101	F	33.93	31.76	
1153	S	0.00	0.00	
1250	S	34.78	33.37	
1251	S	34.87	33.24	
2053	S	32.41	0.00	
2166	S	33.27	31.80	
2253	S	34.94	33.12	
2254	S	35.05	32.95	
2255	S	35.20	32.86	
3253	S	36.07	34.68	

APPENDIX D

Environment Agency Flood Risk Summary

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood

Other flood risks

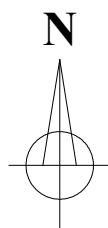
[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



Surface water map

Yearly chance of flooding

Extent

- High chance
More than 3.3% chance each year
- Medium chance
Between 1% and 3.3% chance each year
- Low chance
Between 0.1% and 1% chance each year



Surface water map

Yearly chance of flooding

Extent

Depth

Yearly chance of flooding between 2040 and 2060

Extent

- High chance
More than 3.3% chance each year
- Medium chance
Between 1% and 3.3% chance each year
- Low chance
Between 0.1% and 1% chance each year



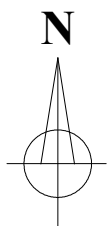
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Appendix D1: Surface Water Flood Extent

September 2026



Surface water map

Yearly chance of flooding

☐ Extent

☐ Depth

Yearly chance of flooding between 2040 and 2060

☐ Extent

☒ Depth

- High chance
More than 3.3% chance each year
- Medium chance
Between 1% and 3.3% chance each year
- Low chance
Between 0.1% and 1% chance each year

Surface water map

Yearly chance of flooding

☐ Extent

☐ Depth

Yearly chance of flooding between 2040 and 2060

☐ Extent

☒ Depth

- High chance
More than 3.3% chance each year
- Medium chance
Between 1% and 3.3% chance each year
- Low chance
Between 0.1% and 1% chance each year

Scale as shown



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Appendix D2: Surface Water Flood Depths (0.2 m & 0.3 m)

September 2026



Surface water map

Yearly chance of flooding

○ Extent

○ Depth

Yearly chance of flooding between 2040 and 2060

○ Extent

● Depth

■ High chance
More than 3.3% chance each year

■ Medium chance
Between 1% and 3.3% chance each year

■ Low chance
Between 0.1% and 1% chance each year



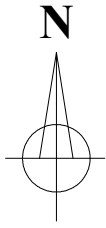
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Appendix D3: Surface Water Flood Depths (0.9 m)

September 2026



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Scale as shown

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D4: Historic Flood Map

September 2026

APPENDIX E **MSDC Checklist**

FLOOD RISK AND DRAINAGE INFORMATION

CHECK LIST – APPLICATION STAGE

v2.0 issued 07/11/25

This checklist should be submitted to support all planning applications in Mid Sussex District where flood risk or drainage issues are relevant. It reflects national policy, Environment Agency Standing Advice, the National standards for sustainable drainage systems (SuDS) (Defra, June 2025), and the Mid Sussex District Council Level 1 Strategic Flood Risk Assessment (SFRA) (2024 or as updated).

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.

Applicants should complete this checklist to confirm whether the required information has been provided to support validation. If applicants are unsure what information or level of detail is required, we strongly encourage early engagement with the flood risk and drainage team through a pre-application enquiry.

This checklist should be completed by the applicant or their consultant and submitted in support of the planning application. In the right-hand column, you should cross-reference where in your submission each item is addressed (e.g. report name, page number, or drawing reference). Failure to address mandatory items may result in your application being or delayed.

All Flood Risk Assessments and Drainage Strategies should be prepared and signed off by a suitably qualified and experienced professional, such as a qualified flood risk consultant, drainage engineer, or practitioner with demonstrable experience, with appropriate knowledge of current national policy and local SFRA requirements.

SECTION A: SITE AND APPLICATION DETAILS

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Application reference number		DM/24/2563
Site address	17 VALEBRIDGE ROAD	RH15 0RA
Easting/Northing coordinates	TQ 32148 20213	SECTION 1.1
Site area (hectares) / number of units	0.0800/1 UNIT	SECTION 1.1
Description of existing development		SECTION 1.1
Description of proposed development		SECTION 1.4
Existing and proposed site plans / elevation plans		FIGURES 2+3

Block plan (to scale)		FIGURE 2
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).		SECTION 4
Information on the expected lifetime of the proposed development and how that figure was estimated.		SECTIONS 4.5
Existing and proposed vulnerability classification (as per Annex 3: Flood risk vulnerability classification)		SECTION 2

SECTION B: FLOOD RISK SCREENING

All sites must be screened against flood risk datasets to determine whether a site-specific Flood Risk Assessment (FRA) and Sequential and/or Exception Test are required.

Applicants must use the Mid Sussex District Council Level 1 Strategic Flood Risk Assessment (SFRA) (2024 or as updated), the latest Environment Agency Flood Map for Planning, and the Risk of Flooding from Surface Water (RoFSW) dataset to determine the site's flood zone, surface water risk, and any mapped functional floodplain or climate change overlays. This includes identifying whether any part of the site, access and escape route lies in:

- Flood Zone 2, 3a, or 3b (as defined by SFRA and EA data);
- High surface water flood risk areas (>3.3% AEP);
- Locations affected by future flood zones under climate change scenarios.

The SFRA mapping and guidance must be used as the primary evidence base when screening the site.

Useful data sources include:

- Environment Agency Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk>
- Risk of Flooding from Surface Water map: <https://check-long-term-flood-risk.service.gov.uk>
- MSDC Strategic Flood Risk Assessment (2024 or as updated): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> and [SFRA Interactive Web Maps](#)
- Annex 3: Flood risk vulnerability classification: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Fluvial Flood Zone (EA flood map for planning)		SECTION 2
Surface water flood risk (EA risk mapping & SFRA Interactive Web Maps)		SECTION 2
Site located in SFRA Interactive Web Maps-defined Flood Zone 3b or future Flood Zone?		SECTION 2 APPENDIX D
Historic flooding at the site (also refer to SFRA Interactive Web Maps)		APPENDIX D
Climate change allowances for fluvial and surface water flood risk (2023 EA uplift)		SECTION 2 APPENDIX D
Information on the predicted depth and level for the design flood level for all relevant sources of flood risk		SECTION 4.7
Design plans showing floor levels relative to predicted flood depths (fluvial and / or surface water) with appropriate freeboard levels.		SECTION 4.7
Groundwater flood risk		SECTION 2.2 APPENDIX D

Sewer flood risk		SECTION 2.2
Reservoir flood risk		SECTION 2.2 APPENDIX D
Evidence demonstrating that the proposed development and flood mitigation measures will not increase flood risk outside of the development site		SECTION 3.7 SECTION 6.4
Evidence demonstrating that the proposed methods will reduce flood risk at the site		SECTION 6.3
Information on the proposed resistance and / or resilience method(s) to address predicted flood depths (fluvial and / or surface water).		SECTION 4.7
Full information on the flood warning / alert and emergency plan designed for the proposed site, including egress and access, evacuation plans, and mitigation measures		SECTION 5
Details of how the risks will be managed over the development's lifetime, providing information on flood resilient / resistant designs and emergency planning.		SECTIONS 4 & 5

SECTION C: SURFACE WATER DRAINAGE STRATEGY

Applicants should provide a basic drainage strategy demonstrating that surface water drainage is achievable in principle, including the proposed discharge destination, outline SuDS layout, and confirmation of site constraints. All attenuation features are required to be located within the application boundary, whilst conveyance of surface water may be permissible outside of the application boundary.

The surface water drainage strategy must follow the drainage hierarchy set out in national guidance and the West Sussex LLFA Policy:

1. Infiltration (to ground)
2. Discharge to a watercourse
3. Discharge to a surface water sewer
4. Discharge to a combined sewer

Applicants should provide evidence that each higher-tier option has been properly assessed and, if not feasible, ruled out with justification.

BRE 365 infiltration testing is not required at this stage unless infiltration is proposed as the sole method of surface water disposal, with no secondary discharge route (e.g. to watercourse or sewer). In such cases, site-specific infiltration testing must be undertaken and submitted to justify the proposed drainage strategy.

Applicants who wish to avoid pre-commencement drainage conditions altogether are strongly encouraged to follow this checklist and the Detailed Drainage Design Technical Summary and Detailed Drainage Design Checklist at planning application stage.

Providing full drainage details with the initial submission increases the likelihood that conditions can be avoided, and allows drainage issues to be resolved earlier in the design process. This proactive approach promotes confidence in the deliverability of the drainage strategy and minimises delays later in the planning process. Applications that do not include full detailed design will be expected to discharge this matter post-permission via condition.

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Details on the site's existing surface water drainage arrangements		SECTION 6
Proposed method of surface water drainage		SECTION 6

Evidence all attenuation features are inside the application boundary		N/A
Evidence of infiltration feasibility (mapping/tests) — e.g. BGS mapping or BRE365 site-specific tests UNLIKELY TO WORK		SECTION 1.2
Groundwater levels		NOT KNOWN
Contaminated Land		NOT SUSPECTED
Surface water drainage constraints plan (e.g. RPZs, buffers, utilities, topography, sufficient offsets)		SECTION 6
Drainage strategy plan showing SuDS layout and discharge points (including above- and below-ground features)		NOT DESIGNED
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.		NOT DESIGNED
Outfall agreed in principle by water/sewer authority (if relevant)		PUBLIC SEWER
Management & Maintenance Plan		NO DESIGN

SECTION D: FOUL WATER DRAINAGE STRATEGY

At application stage, the applicant should demonstrate that foul water drainage can be achieved in principle, including the intended disposal method (e.g. mains sewer or non-mains system) and confirmation of relevant constraints.

Where a non-mains system is proposed, applicants must state how the proposal complies with the Environment Agency's General Binding Rules.

Full technical evidence — such as pump design, capacity checks, or foul infiltration field testing — will be required at the condition discharge stage and must meet the criteria set out in the Detailed Drainage Design Technical Summary and Detailed Drainage Design Checklist.

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Details on the site's existing foul water drainage arrangements		SECTION 6
Proposed foul drainage method		PUBLIC SEWER
Public sewer records included		APPENDIX C
Drainage constraints plan		EXISTING DRAINS
Drainage strategy plan		OUTLINE ONLY
Management & Maintenance Plan		NOT DESIGNED
If using non-mains drainage, EA General Binding Rules compliance statement		MAINS DRAINAGE

SECTION E: SEQUENTIAL AND EXCEPTION TEST EVIDENCE

The Sequential Test is required in accordance with the National Planning Policy Framework (NPPF, December 2024, paragraph 172), Planning Practice Guidance (PPG, updated August 2022), and the Mid Sussex District Council Level 1 Strategic Flood Risk Assessment (SFRA) (2024 or as updated). It must be applied to all planning applications for any proposed building, access and escape route, land-raising or other vulnerable element for:

- Development in Flood Zones 2 or 3, including residential, commercial, and mixed-use proposals, unless explicitly exempt;
- Development in Flood Zone 1 where the SFRA or other datasets identify increased flood risk from any source — including surface water, groundwater, sewer or reservoir flooding;
- Development within Flood Zone 1 and the flood map for planning shows it is at risk of flooding from surface water;
- Any part of a site falling within or adjacent to Flood Zone 3b (functional floodplain) and development is not incompatible, as defined by the SFRA;
- Development within Flood Zone 1 and the flood map for planning shows it is at increased risk of flooding from rivers or sea during its lifetime.

Important: In accordance with the Mid Sussex District Council Level 1 Strategic Flood Risk Assessment (SFRA) (2024 or as updated), all land within Flood Zone 3 should be treated as Zone 3b unless robust fluvial modelling or other site-specific evidence demonstrates otherwise. However, areas identified as ‘high risk’ in the Risk of Flooding from Surface Water (RoFSW) mapping — i.e. those with >3.3% annual probability — do not automatically fall within Zone 3b. These are based on different datasets and assumptions and should be assessed separately in the Flood Risk Assessment.

Applicants must consider both present-day and future flood risk, incorporating climate change allowances across all sources.

The applicant must demonstrate whether the Sequential Test applies and provide a supporting assessment if so.

If required, the Sequential Test must include a defined search area as agreed with the Local Planning Authority, a table of alternative sites, and justification for the site’s selection based on flood risk and policy compatibility, in line with Mid Sussex District Council guidance.

If the Exception Test is triggered, both parts must be addressed:

- Wider sustainability benefits aligned with local policy

- Demonstration that the development will be safe for its lifetime and not increase flood risk elsewhere, supported by the Flood Risk Assessment

See Mid Sussex District Council’s “Applicant Guidance Note: Applying the Sequential and Exception Tests for Windfall Sites” for full submission expectations.

Exemptions from the Sequential Test apply only to:

- Householder development (no new dwellings);
- Minor non-domestic extensions (<250m²);
- Changes of use (except to highly vulnerable uses like caravan parks);
- Sites allocated through the adopted or submission District Plan, where flood risk has not materially changed.

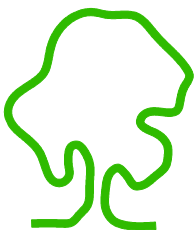
Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Sequential Test required		SECTION 4
Sequential Test evidence submitted		SECTION 4
Exception Test required		SECTION 4
Exception Test evidence submitted		SECTION 4

SECTION F: SUPPORTING TECHNICAL EVIDENCE

Requirement	Stated Value (if applicable)	Reference (Drawing / Report Section)
Topographic survey with ground and finished floor levels		FFL ± 34.3 m OD
Flood modelling outputs (if FRA uses bespoke modelling)		EA Model only
Maps of flood hazard, depth, and velocity		APPENDIX D
SuDS design summary (for major developments — WSCC LLFA SuDS Proforma should be completed where applicable)		N/A
Drainage calculations		NOT DONE YET
Management and maintenance plan		"
Contaminated Land report		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)		N/A
Outfall and discharge rate agreed in principle by water/sewer authority (if relevant)		N/A



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