

Planning Application Consultation Response

Application Details

Application Number	DM/24/1373
Response Date	22/07/24
Site Location	Land At Tyler House Cross Colwood Lane Bolney Haywards Heath West Sussex RH17 5RX
Development Description	1 x 3-bedroom family dwelling house.
Recommendation ¹	<p>Further information required.</p> <p>See Table 3 - Surface water drainage - minimum information and Table 4 - Foul water drainage - minimum information from the Flood Risk and Drainage Information Check List attached.</p> <p>https://www.midsussex.gov.uk/media/9388/flood-risk-and-drainage-information-check-list-application-stage.docx</p>

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).

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.

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.

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.

Sewers on Site

The Southern Water / Thames 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 at the time of detailed design.

Detailed drainage design should consider the impact a flooded outfall could have on the proposed drainage system.

The recommendation for a drainage condition to be utilised for an application does not preclude the need for updated calculations or alterations to a drainage strategy. Recommendation for a drainage condition shows that the Flood Risk and Drainage Team are of the opinion that the development has shown that, in principle, drainage could successfully be provided on the site.

Application specific comment

The BGS infiltration potential map shows the site to be in an area with low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is unlikely to be possible on site. To ensure the drainage hierarchy is followed this will need to be confirmed through infiltration testing on site as part of detailed drainage design.

From the drawing submitted 9341-HOP-ZZ-XX-DR-C-0001 Rev P3 by HOP Consulting Civil and Structural Engineers it is proposed that the development will attenuate surface water prior to discharging at a controlled rate utilizing a hydro brake at 2.0 l/s to an existing outfall connection to watercourse.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required in relation to climate change etc prior to undertaking detailed design.

Foul Water Drainage

From the drawing submitted 9341-HOP-ZZ-XX-DR-C-0001 Rev P3 by HOP Consulting Civil and Structural Engineers it is proposed that the development will utilise an existing package treatment plant. It is unclear from the information provided if the package treatment plant is within the application boundary or if it is intended to be a shared feature with Tyler House.

Drainage systems should be located within land under the control of the applicant.

No information has been provided as to the year of installation, capacity, construction, condition and ownership or on going maintenance of the package treatment plant. Evidence has not been provided that the package treatment plant meets the latest General Binding Rules or an Environmental Permit has been granted.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Summary of Further Information Required

At this time, we will require the following further information:

- A drainage strategy plan indicating the application boundary
- Calculations showing the Surface Water Drainage system has been designed to cater for the 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
- A Maintenance and Management Plan for the proposed Surface Water Drainage
- Details relating to the existing outfall connection and receiving watercourse. Construction of the outfall, ownership and maintenance of the receiving watercourse.
- Details relating to the year of installation, capacity, construction, condition and ownership or on going maintenance of the package treatment plant. Evidence the package treatment plant meets the latest General Binding Rules or an Environmental Permit has been granted.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

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