

Planning Application Consultation Response

Application Details

Application Number	DM/23/2610
Response Date	13/08/24
Site Location	Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex
Development Description	Residential development of 50 dwellings with vehicular and pedestrian access, car parking, open space, playspace, landscaping and all other associated works (Amended description and plans 24/06/2024)
Recommendation¹	Objection

We have reviewed the following documents which were submitted in support of the above application:

- Flood Risk Assessment and Drainage Strategy by Odyssey October 2023 (part 1 & 2)
- FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY ADDENDUM NO. 1 by Odyssey June 2024
- Drainage Strategy Plan Drawing No: 23-148-001 by Odyssey August 2023

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

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.

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 to low surface water flood risk (comparable to flood zones 1 and 2).

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.

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 at the time of detailed design.

Application specific comment

The BGS infiltration potential map shows the site to be in an area with both high and low infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways may be possible in some areas of the site. To ensure the drainage hierarchy is followed this will need to be investigated.

On site infiltration testing has not been undertaken in support of the application and therefore infiltration may be possible on the site. It is proposed that surface water generated by the development would be attenuated on site using a series of basins, before being discharged to the watercourse located along the western or eastern site boundary. A swale would also be incorporated within the centre of the site for surface water conveyance, owing to the topography.

The attenuation basins have been designed based on Quick Storage Estimate only and no calculations have been provided to size the swale.

No detailed drainage plans have been provided, including invert levels and pipe diameters, showing the entire drainage system.

The proposed drainage strategy has shown that in principle, the proposed development could provide surface water drainage on site however infiltration testing will be required to demonstrate whether infiltrations SuDS are feasible and the drainage hierarchy followed.

Further information will also be required on the watercourses at the site boundaries for the proposed discharge.

Foul Water Drainage

It is proposed that the development will discharge foul water drainage to an existing public foul sewer. The drainage strategy states that whilst most of the site can drain via gravity a package pumping station will be required to drain the south-east of the site. The location of this pumping station is shown on the proposed site plans.

The proposed foul water drainage approach is considered acceptable in principle, and subject to detailed design. Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. <https://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf>

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

Given that the application is a full application and is for major development at this time, we will require the following further information:

- Onsite Infiltration Testing to BRE 365
- Confirmation of groundwater levels.
- Calculations to demonstrate the swale and attenuation basins are sufficiently sized
- Detailed drainage plans, including invert levels and pipe diameters, showing entire drainage system
- Maintenance and management plan which reflects the scale of the development

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
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