

## Planning Application Consultation Response

### Application Details

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number          | DM/24/2686                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Response Date               | 06/12/24                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Location               | St Pauls Catholic College Jane Murray Way Burgess Hill West Sussex RH15 8GA                                                                                                                                                                                                                                                                                                                                                |
| Development Description     | Proposed demolition of the existing caretaker garage to be replaced with a two storey side extension to the existing caretaker house. A complete new replacement roof and remodelling of the building to convert it into a reception area, offices and meeting rooms. The existing entrance is to be redeveloped into a new access with additional parking to the front and a new outdoor terrace is proposed at the rear. |
| Recommendation <sup>1</sup> | <b>Further information required.</b>                                                                                                                                                                                                                                                                                                                                                                                       |

### 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.

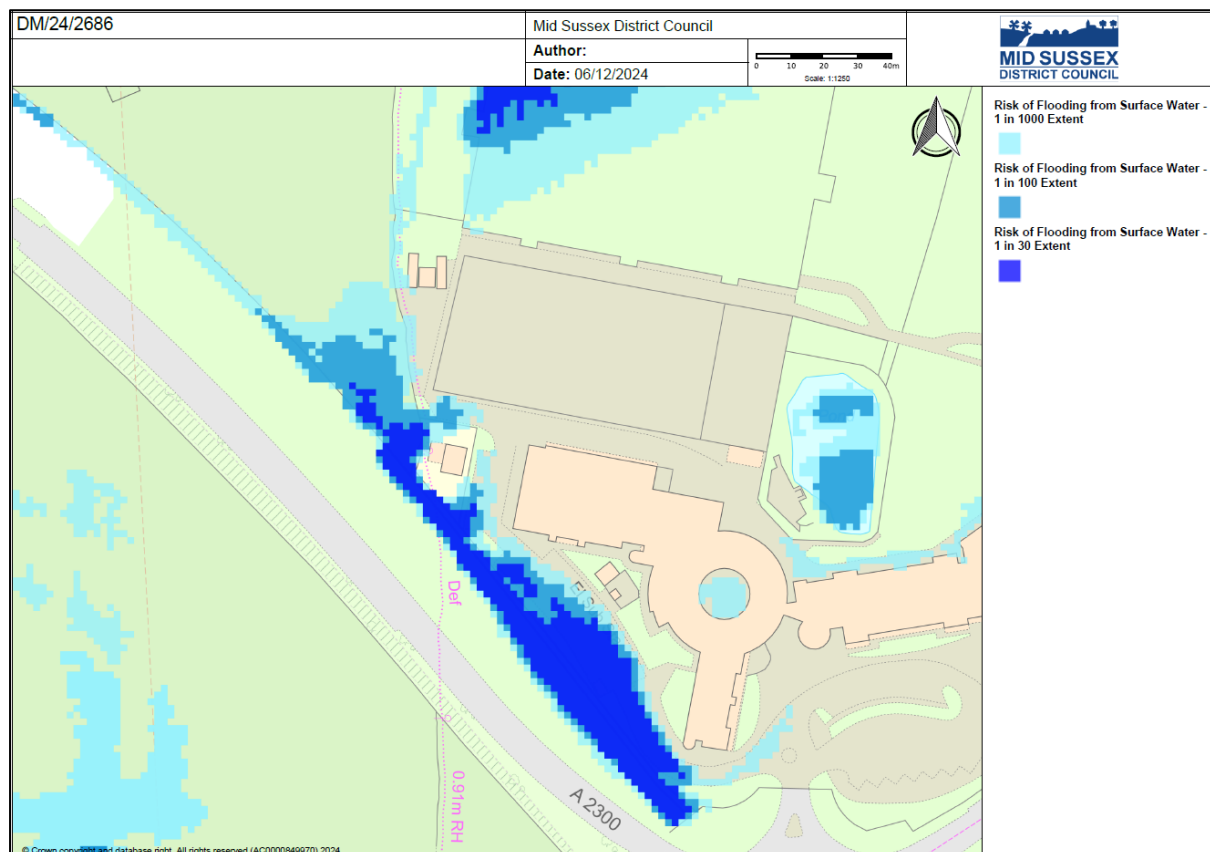
For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

| 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 to high surface water flood risk (comparable to flood zones 1 and 3b).

<sup>1</sup> 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 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.

### 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.

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.

No information on the surface water drainage arrangements has been submitted.

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**

No information on the foul drainage arrangements has been submitted.

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:

- Information into our general requirements for detailed surface and foul water drainage design is included within our 'General Drainage Information Guide'.  
<https://www.midsussex.gov.uk/media/9388/flood-risk-and-drainage-information-check-list-application-stage.docx>

Following receipt of the additional flood risk information requested we shall review and provide further comment on this application.

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.

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*For and on behalf of the Flood Risk and Drainage Team*



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Estate Services & Building Control

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