

Flood Risk and Drainage Information Check List – Application Stage

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.

Table 1 - Application details

Application number	DM/25/2519
Site address	Springfield Farm Lewes Road Scaynes Hill Haywards Heath West Sussex RH17 7NG
Site co-ordinates	537292 122102
Site area in hectares	0.038
Existing site usage	Agricultural Storage
Proposed development description	Prior Notification application for Change of use of agricultural building to form 3 no. dwellings with associated operational development.
Block plan	As submitted
Existing site plan	As submitted
Proposed development plan	As submitted

Table 2 - Flood Risk

Flood zone(s)	Zone 1
Surface water flood risk(s)	None, as existing
Flood risk assessment provided	Yes / No

The Environment Agency and the Department for Environment, Food and Rural Affairs (DEFRA) states that a Flood Risk Assessment is required for all development:

- within flood zones 2, 3 or 3b
- within flood zone 1 with a site area of 1 hectare or more
- within areas with critical drainage problems
- within flood zone 1 where your LPA's SFRA shows it will be at risk of flooding from rivers or the sea in future
- that increases the vulnerability classification and is in flood zone 1 where your LPA's SFRA shows it is at risk from other sources of flooding

Mid Sussex District Council's Strategic Flood Risk Assessment (SFRA) utilises the latest flood maps from the Environment Agency to determine flood risk.

Surface Water Drainage

At application stage the applicant must show that surface water drainage can, in principle be achieved on the site. The minimum information required is shown in Table 3.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

Table 3 - Surface water drainage - minimum information

Proposed means of drainage	Existing watercourse/lake As currently drains
Infiltration potential on site	Not required
Drainage constraints plan <i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i>	Not applicable
Acknowledgement of design criteria <i>(sized to cater for 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)</i>	Not applicable
Water Authority's agreement in principle to connect surface water to public sewer. <i>(if applicable)</i>	Not applicable
Drainage strategy plan	Not applicable

Foul Water Drainage

At application stage the applicant must show that foul water drainage can, in principle be achieved on the site.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.



Table 4 - Foul water drainage - minimum information

Proposed means of drainage	Existing Treatment Plant
Public sewer records plan	Not applicable
Drainage constraints plan <i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i>	Not applicable
Drainage strategy plan	Not applicable
Outline on how non-mains drainage will meet Environment Agency's General Binding Rules for non-mains drainage. <i>(if applicable)</i>	Existing bio treatment plant less than 10 years