

Planning Application Consultation Response

Application Details

Application Number	DM/24/2913
Response Date	06/02/25
Site Location	Pellings Barn Mill Lane Sayers Common West Sussex BN6 9HL
Development Description	Prior Notification application for the change of use of a building from agricultural use to residential (C3) with associated operational development
Recommendation¹	Object

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

Figure 1: Risk levels based on Environment Agency's Flood Map for Planning and Long Term Flood Risk Information Service (for surface water)

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 high surface water flood risk (comparable to flood zone 3b). The site is located within a surface water flowpath which runs from south to north across the site .

The PPG states that the design flood event for surface water is the 1:100 plus an allowance for climate change (*Para. 002*) which is the same as for river flood events.

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.

The Mid Sussex's Strategic Flood Risk Assessment provides guidance on when areas should be considered functional flood plain (Flood Zone 3b), these are:

- All areas within present-day Flood Zone 3
- Any land impacted by the 1:30 flood extent or designed to flood during a 1:100 event, and
- Areas of high surface water flood risk (1:30 extent) associated with overland flows (i.e. not isolated low spot flooding).

Based on the latest guidance that all sources of flooding should be considered consistently the site meets one of the reasons an area would be considered functional floodplain (Flood Zone 3b); it's location within the 1:30 surface water flood extent which is associated with overland flows.

The proposed development is a 'more vulnerable' development (NPPF, Annex 3). From the images provided, it appears that the barn is open-sided and floodable. The proposed the development would displace floodwater post development.

Utilising the 'Flood risk vulnerability and flood zone 'incompatibility' table (PPG, Para. 079 and Figure 2) more vulnerable development should not be permitted in Flood Zone 3b.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'					
Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *
Key:					
✓ Exception test is not required					
X Development should not be permitted					

Figure 2: PPG Table 2 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2>)

It is the Flood Risk and Drainage Team's findings that, following the latest guidance on assessing flood risk, the site is located within the equivalent of Flood Zone 3b (1:30 flood extent) and the proposed development is a more vulnerable development.

Based on the incompatibility table (Figure 1) more vulnerable development should not be permitted within Flood Zone 3b.

The applicant has failed to demonstrate the development would be safe for the lifetime of the development.

The team, therefore, objects to the application on flood risk grounds.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site.

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 moderate infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways may 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.

It is proposed that the development will not increase the impermeable area post development. No details have been provided as to how the site currently discharges surface water.

We would advise the applicant that the development is considered new build in terms of drainage potential. Therefore, surface water drainage will need to be designed to cater for the 1 in 100-year storm event, plus an allowance for climate change for all impermeable surfaces on site. Infiltration drainage such as soakaways should also have a half drain time of 24 hours or less.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

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 has been supplied as to how foul water will discharge post development.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. This level of information will be required to address the recommended drainage condition.

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.

OBJECTION WORDING

The Flood Risk and Drainage Team object to application DM/24/2913 on flood risk grounds.

The reasons for this objection are summarised below.

- The site is located within the Environment Agency's modelled 1:30 surface water flood extent.
- The proposed development is a 'more vulnerable' development as defined under the National Planning Policy Framework (NPPF), Annex 3.
- The Planning Practice Guidance for Flood Risk and Coastal Change (PPG), updated in August 2022, requires flood risk from all sources to be assessed consistently with the approach utilised for river and tidal flooding (Paragraph 023).
- The site is therefore considered to be located within the equivalent of Flood Zone 3b.
- Utilisation of the Flood Risk Vulnerability and Flood Zone Incompatibility Table (PPG, paragraph 079) shows that this development should not be permitted on flood risk grounds.

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