

Planning Application Consultation Response

Application Details

Application Number	DM/26/0725
Response Date	01.05.2026
Site Location	Duckyls Farm Centre Selsfield Road West Hoathly East Grinstead West Sussex RH19 4QY
Development Description	The demolition of an outbuilding and the erection of a barn and workshop for use by residents of the care centre and people using the centre through day care services.
Recommendation¹	No objection subject to condition Advice

Thank you for consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the submitted information, including the Sustainable Drainage Strategy by EGY (Ref: 2240038, dated September 2025) and the Foul Drainage Assessment by EGY (Ref: 2240038, dated September 2025).

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 Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

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 flood zones continue to reflect undefended, present-day flood risk from rivers and the sea. They do not account for climate change or the presence of flood defences, maintaining alignment with planning policy principles.

The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

The RoFSW was created using a combination of local flood model information and national flood modelling. These were used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

As well as present day (2025) risk of flooding from surface water, climate change scenarios (2040 – 2060) have been produced to indicate the predicted impacts of climate change on future flood risk.

Climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office. They use a mid-range allowance within [Representative Concentration Pathway \(RCP\) 8.5](#).

A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

In the absence of climate change allowances provided until 2125 (NPPF (*Guidance Flood risk and coastal change considers* “Residential development can be assumed to have a lifetime of at least 100 years” *Paragraph: 006 Reference ID: 7-006-20220825* Revision date: 25 08 2022) the Environment Agency have advised that “the time horizon [is] too short for most development types” and the “Climate change scenario [is] insufficiently precautionary” and “may be relevant to inform assessments, but additional information [is] usually needed” to established the designed flood level for the site.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low high surface water flood risk (comparable to flood zone 1) for the present day (2025) and to be at very low surface water flood risk (comparable to flood zone 1) within the climate change range of 2040 – 2060.

The proposed development is classified as ‘More Vulnerable’ in accordance with NPPF Annex 3. In line with the Planning Practice Guidance Flood Risk Vulnerability and Flood Zone Compatibility Table (PPG, Para. 079, Figure 1), this classification is appropriate for development located within Flood Zone 1

Historical Flood Risk

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 high 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 utilise, rain gardens, pervious paving and a below-ground attenuation tank (with rainwater harvesting) with a discharge restricted to greenfield Qbar (0.45 l/s) to an adjacent pond/ditch system which has onward connectivity to the River Medway.

This is acceptable in principle, subject to detailed design.

Foul Water Drainage

Domestic Foul Water

It is proposed that the development will utilise a sewage treatment plant as there are no public sewers in the vicinity of the site. The STP will discharge into the adjacent pond/ditch system which has onward connectivity to the River Medway. The applicant has confirmed the STP will be designed to comply with the Environment Agency's General Binding Rules.

This is acceptable in principle for a rural location where connection to the mains sewer is not available.

Agricultural Foul Drainage (Farmyard Runoff)

It is proposed that drainage arising from the livestock areas will be managed via a dedicated internal drainage system, separate from the site's surface water network. All contaminated runoff will be directed to a sealed below-ground holding tank with an approximate capacity of 55–60m³.

The system is proposed to be designed in accordance with the Silage, Slurry and Agricultural Fuel Oil (SSAFO) Regulations 1991 (as amended) and the Farming Rules for Water (2018). The design includes measures such as regular yard scraping, segregation of clean and contaminated water, and off-site removal via licensed waste carriers.

This is acceptable in principle, subject to detailed design.

Condition Recommendation

C18D - Single unit

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Advice

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'
<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. 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.

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