

## Planning Application Consultation Response

### Application Details

|                             |                                                                                                                                                                                                                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number          | <b>DM/25/0090</b>                                                                                                                                                                                                                                                           |
| Response Date               | 25/02/25                                                                                                                                                                                                                                                                    |
| Site Location               | Land At Eastwood Farm Shaves Wood Lane Albourne<br>West Sussex BN6 9DY                                                                                                                                                                                                      |
| Development Description     | Change of Use of land to equestrian, erection of equestrian facilities including indoor arena, stables, outdoor arena, horse walker, re-surfacing of existing track, creation of balancing / ecology pond, associated earthworks and provision of a soft landscaping scheme |
| Recommendation <sup>1</sup> | <b>No objection subject to conditions<br/>Advice</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 zone 1 to 3). The area's of high surface water are contained in the existing field ditches.

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.

<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.

## 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.

It is proposed that the development will attenuate surface water drainage on-site via rainwater harvesting tanks and rain gardens to a balancing pond before discharging at a controlled rate utilising a flow control device into the existing northern pond which has onward connectivity to the River Adur. This is considered acceptable in principle, subject to detailed design and infiltration testing.

We would advise the applicant to consider designing surface water drainage to cater for the 1:100-year plus climate change storm event.

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

It is proposed that foul water from the toilets/bathrooms and kitchens will utilise a package treatment plant to red bed filtration before discharging to the balancing pond. An onward outfall into the existing northern pond with its outfall running northwards via a tributary of the River Adur. This is considered acceptable in principle, subject to detailed design.

We would also advise the applicant that runoff from the yard and wash down water is considered foul water and appropriate means of managing this water should be considered. Consideration will be needed into how solid waste within any washout is to be managed to ensure a drainage system does not become blocked.

The detailed drainage design will need to ensure the treated foul effluent is appropriately managed, in line with the Environment Agency's General Binding Rules.

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.

## Condition Recommendations

### *C18F - Multiple dwellings/units*

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. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved 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.

### *Surface water drainage verification report*

No building is to be occupied, or brought into use, until a Verification Report pertaining to the surface water drainage system, carried out by a competent Engineer, has been submitted to the Local Planning Authority. The Verification Report shall demonstrate the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets, and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as

constructed' features. The Verification Report should also include an indication of the adopting or maintaining authority or organisation.

Reason: To ensure that the constructed surface water drainage system complies with the approved drainage design and is maintainable.

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