

Planning Application Consultation Response

Application Details

Application Number	DM/24/2263
Response Date	12/12/24
Site Location	Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB
Development Description	Erection of a replacement dwelling with annexe accommodation following demolition of existing dwelling and annexe. Heritage Statement received 21.11.2024.
Recommendation¹	Further information required.

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 zones 1 and 2 and is at low to medium fluvial flood risk (risk of flooding from Main Rivers) and is bounded by the Mill Pond (classified as an inland watercourse). The site is shown to be at very low to low surface water flood risk (comparable to flood zones 1 and 2).

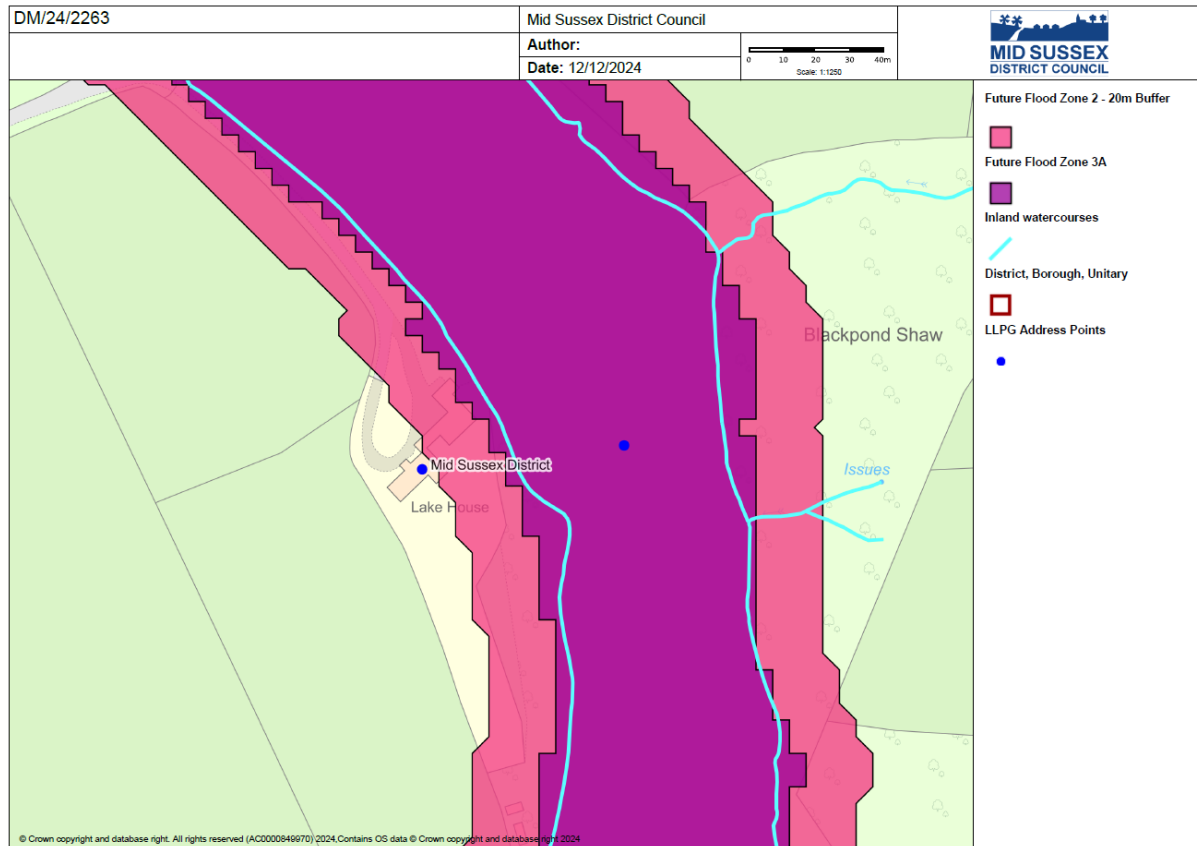
Mid Sussex District Council's records do not contain records of the site flooding. Our records also contain no records of flooding within the area immediately surrounding the site.

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.

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 Mid Sussex District Council Strategic Flood Risk Assessment states that any area located within 20m of Flood Zone 2 should be treated as being Flood Zone 2. This is to ensure future flood risk (impact of climate change) is considered when reviewing flood risk of applications.

The proposed development is located within 20m of Flood Zone 2 and therefore, for the purposes of planning, the development is within Flood Zone 2.



The proposed development is a vulnerable development within Flood Zone 2 and therefore we would advise the applicant that the development should follow the Environment Agency's 'Standing Advice for vulnerable developments' (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#standing-advice-for-vulnerable-developments>).

The 'Standing Advice for vulnerable developments' states that the applicant should make sure the Finished floor levels should be a minimum of whichever is higher of 600mm above the:

- average ground level of the site
- adjacent road level to the building
- estimated river or sea flood level

It also advises that extra flood resistance and resilience measures are utilised where possible (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#standing-advice-for-vulnerable-developments>).

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 to 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 discharge into the adjacent watercourse at an attenuated rate via a geocellular tank.

The applicant should locate all attenuation structures and flow controls within the application boundary.

Calculations will need to be provided to demonstrate betterment onsite at the detailed design stage. Cross sections of the gravel path should also be provided to demonstrate that it will provide the same pollution mitigation as permeable paving.

Foul Water Drainage

It is proposed that the development will discharge foul water through an existing treatment plant if still compliant with current regulations. This will then discharge into the adjacent lake.

Details of any new sewage treatment plant should be provided at the detailed design stage.

Summary of Further Information Required

At this time, we will require the following further information:

- Evidence needs to be provided that the FFL will be set in line with Standing Advice for vulnerable developments.

- Evidence needs to be provided that all attenuation features and flow controls will be located within the application boundary.

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.

For and on behalf of the Flood Risk and Drainage Team
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