

From: drainage <drainage@midsussex.gov.uk>
Sent: 24 January 2025 10:59:13 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2024.01.24 Re: DM/24/2288 - App - Minor - Park Centre 60 Park Road Burgess Hill West Sussex RH15 8ET

Dear Andrew,

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments.

We are unable to provide a formal response and consider that insufficient information has been provided to meet the minimum information requirements as set out in the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Flood Risk

The Planning Practice Guidance: Flood Risk and Coastal Change was updated in August 2022 and requires all sources of flood risk “to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability” (of development).

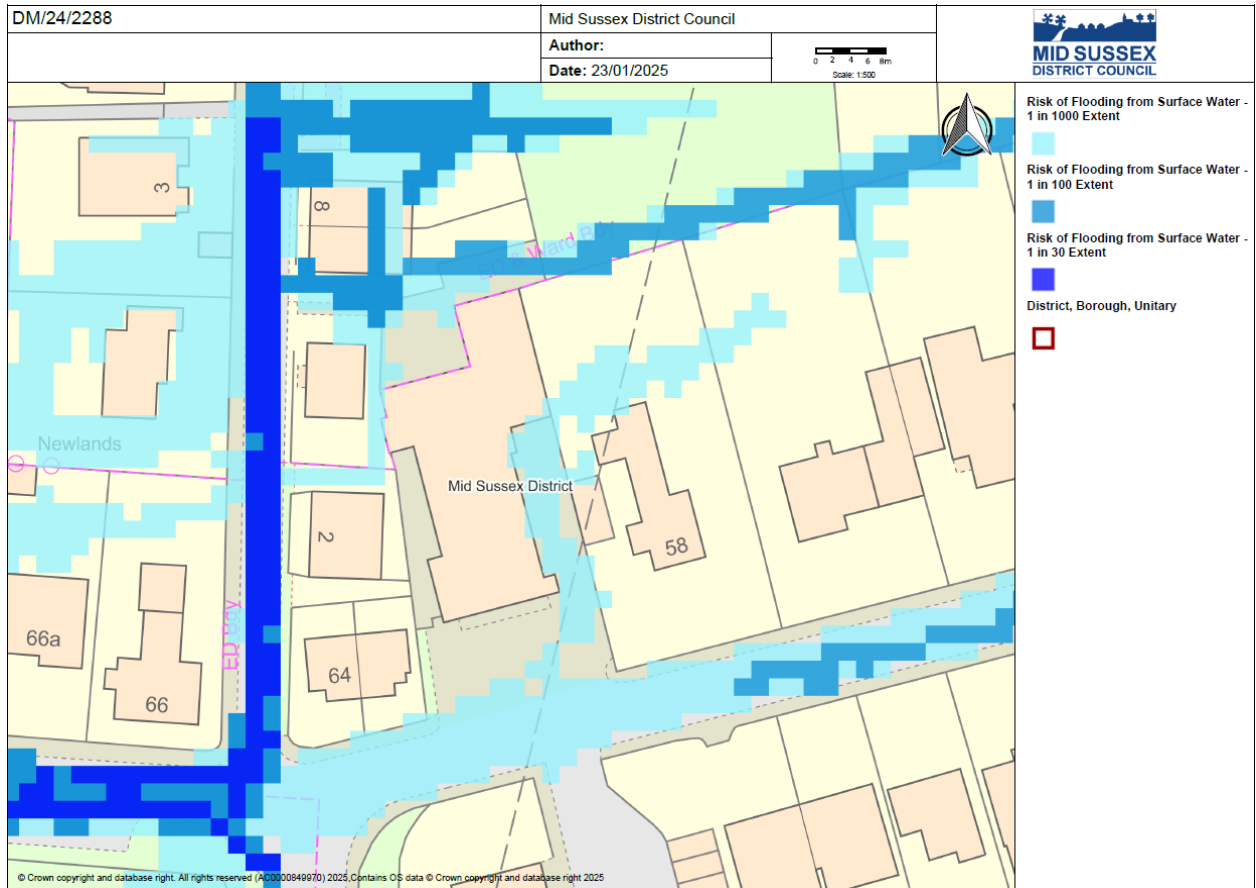
Due to the need to consider all sources of flooding consistently with river flooding, Mid Sussex District Council (in line with West Sussex Lead Local Flood Authority advice) now follow the below table when considering flood risk.

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

We acknowledge that some of this guidance still refers to flood zones, however it should be read as ‘flood zone or equivalent’.

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 medium surface water flood risk (comparable to flood zones 1 - 3a).

The area of the east side of the proposed 2-storey extension, known as the “red room”, is located within an area at low (1:1000 year) surface water flood risk which is associated with an overland flow.



The applicant should refer to the Environment Agency's standing advice for minor extensions, which was updated in August 2024 <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

In line with the Environment Agency's standing advice for minor extensions it is recommended finished floor levels are raised 300mm above the estimated 1:1000 surface water flood depth (which is the proxy for the 1:100+CC). If it is not possible to raise the finished floor levels to the required height, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood depth. Only use resistance measures that will not cause structural stability issues during flooding. It may not be possible to safely exclude the full estimated flood depth. If this is the case, you will need to exclude it to the structural limit then allow additional water to flow through the property.

Your building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

Make sure your flood resilience plans follow the guidance in the Construction Industry Research and Information Association (CIRIA) Code of Practice for Property Flood Resilience.

No information on how this flood risk and the impact the proposed extension could have on the surrounding area has been provided.

Surface Water Drainage

Currently, surface water drains directly into the public foul sewer.

It is proposed that the development will utilise green roofs, a soakaway in the garden and under the parking area. Rainwater harvesting in the form of a rainwater harvesting tank under the parking area and water butt is also proposed.

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.

The Applicant needs to provide evidence of sufficient infiltration potential to BRE365 or equivalent and demonstrate that any proposed soakaways have sufficient offset from any building or boundary.

Foul Water Drainage

It is proposed that the development will utilise the existing drainage route, which connects to the public sewer.

Summary of Further Information Required

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

- A Flood Risk Assessment and Surface Water Drainage Strategy will be required to be submitted at the application stage as set out in the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

We will then be able to provide further comment once received.

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.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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