

Planning Application Consultation Response

Application Details

Application Number	DM/25/0961
Response Date	22/05/25
Site Location	201 Junction Road Burgess Hill West Sussex RH15 0NX
Development Description	Outline application with some matters reserved for five detached family houses including access.
Recommendation¹	Modification necessary Advice

The flood risk and drainage team acknowledge that this is an outline application with some matters reserved. However, the application must show that in principle surface and foul water drainage could be achieved for the development. This consultation response is based on this understanding.

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).

The Risk of Flooding from Surface Water mapping suggests that the surface water flood extents are shown to be significantly less at the site, with the entire site shown to be at Very

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.

Low Risk of Flooding from surface water (comparable to flood zone 1) both at the present day, and between 2040 and 2060.

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 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.

The application is outline, with some matters reserved. However, an indicative surface and foul water drainage proposal (ABIR Architects, Drawing Number 0428.PL302) has been submitted in support of the application.

It is proposed that the development will utilise a shared soakaway located under the shared road. Permeable surface's are proposed throughout the development.

The flood risk and drainage team need to be confident that the proposed development has a viable means of surface water drainage available to it. Based on the information provided at

this time the team do not believe the principle of surface water drainage has been proven. Therefore, we require the following further information to be provided at this time:

- Evidence that infiltration is viable on the site for a soakaway.
- Evidence that sufficient offsets have been provided. Soakaways must be >5m from any structure and >2m from the boundary.
- Individual geocellular soakaways are recommended for ease of maintenance

Or

- An alternative surface water drainage strategy is proposed.

Foul Water Drainage

It is proposed that the development will discharge foul water drainage to the public foul sewer via a new connection located in Junction Road.

The flood risk and drainage team acknowledge that the proposed means of foul water drainage is acceptable in principle. Information into our general requirements for detailed foul water drainage design is included within the 'General Drainage Requirement Guidance' section.

Summary of Further Information Required

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

- Evidence that infiltration is viable on the site.

Or

- An alternative surface water drainage strategy is proposed.

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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