

Planning Application Consultation Response

Application Details

Application Number	DM/24/2912
Response Date	28/01/25
Site Location	Equestrian Yard London Road Balcombe West Sussex
Development Description	Proposed conversion of stables and timber barn to one residential dwelling and change of use of land to residential curtilage. Amended Plans and Supporting information received 09.01.2025 which include an ownership plan, proposed domestic curtilage plan, Drainage and Tree reports and a Heritage Statement.
Recommendation ¹	No objection subject to condition Advice

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 surface water flood risk (comparable to flood zone 1).

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.

Sewers on Site

The Southern Water public sewer map does not show any public sewers located within the redline boundary of the site. A Southern Water public sewer runs along London Road.

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 rainwater harvesting butts with the access discharging to soakaway to manage surface water on site. The existing yard surface will be replaced with a permeable service.

We would advise the applicant that the development is considered new build in terms of drainage potential. Therefore, surface water drainage must be designed to cater for the 1:100-year plus climate change event and utilise in-situ infiltration testing.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'. www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.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.

Foul Water Drainage

It is proposed that the development will utilise a package treatment plant with discharge to a drainage field to manage foul water on site.

The applicant is advised that if any part of the building your treatment system serves is within 30 metres of a public sewer, the Environment Agency will not allow you to start a new discharge from a septic tank or small sewage treatment plant under the general binding rules.

If there is a good reason why you can't connect to the sewer (e.g. there is a river or a hill in the way) then you must apply for a permit so that the Environment Agency can decide whether to allow you to use a small sewage treatment plant instead.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.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 prior to undertaking detailed design.

Condition Recommendation

C18D - Single dwelling/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 the NPPF requirements, Policy CS13 of the Mid Sussex Local Plan, Policy DP41 of the Pre-Submission District Plan (2014 - 2031) and Policy ...'z'... of the Neighbourhood Plan.

For and on behalf of the Flood Risk and Drainage Team
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