



Flood Risk & Drainage Team
Estate Services & Building Control

Planning Application Consultation Response

Application Details

Application Number	DM/24/0446
Response Date	2024-03-20
Site Location	Land At Grid Reference 535300 124830, Scaynes Hill Road, Lindfield
Development Description	The erection of up to 90 dwellings with public open space, landscaping, and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access
Recommendation ¹	No objection subject to conditions

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, as defined by the redline boundary, is in flood zone 1 (low fluvial flood risk) and at very low surface water flood risk (comparable to flood zone 1). However, areas of increased flood risk are located immediately adjacent to the entire north-west boundary and part of the south-east boundary. This increased flood risk is associated with two Main Rivers, their flood zones and surface water flood extents.

The Environment Agency have provided planning consultation comments in relation to flood risk associated with flood zones only. The flood risk and drainage team support the principle of the recommended condition but would ask that the highlighted alterations are made to ensure clarity regarding mitigation measures and access needs.

Condition – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref

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.



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6534/R2, dated: February 2024) and the following mitigation measures it details:

- All 'more vulnerable' development, including residential and access to the site, will be located within Flood Zone 1 only.
- All 'more vulnerable' development, including residential and access to the site, will be located a minimum of 5m away from all modelled surface water flood extents and within areas of very low surface water flood risk.
- In line with the Environment Agency's standing advice, finished floor levels will be set 0.3m above ground level or average flood level, whichever is higher.
- Access for plant/machinery to the full length of the Scrase Bridge Stream (northwest of site) shall be designed, in communication with the Environment Agency, into the proposed development.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Sewers on Site

The Southern Water public sewer map shows public foul raising main sewer located within the western corner of the redline boundary of the site, close to Scaynes Hill Road. There are also additional public foul sewers located beneath Scaynes Hill Road.

The proposed development will need to identify the location of any sewers within or in proximity to the site. Development layouts should consider the necessary standoff distances around these sewers.

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



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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 manage surface water drainage either through infiltration or by attenuating water before discharging it to the watercourse to the west of the site. We would advise that wherever possible infiltration should be prioritised over discharging water into a watercourse.

The site is bounded by two watercourses, one to the west and one to the east. The topography of the site suggests that surface water naturally forms two catchments, and these natural catchments should be utilised if water is discharged into a watercourse.

We would also advise the applicant that sustainable drainage should be considered at the earliest opportunity in development planning. Source control and surface level, sustainable drainage options should be utilised over below ground piped systems wherever possible.

Information into our general requirements for detailed surface water drainage design is included within our 'General Drainage Information Guide'.

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 discharge foul water drainage to the public foul sewer(s) located adjacent to the site. This is considered acceptable in principle and subject to detailed design.

We would advise the applicant that the location of any foul pumping stations required as part of the development should be considered as early as possible to ensure appropriate design.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'.

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

Flood Risk (modified from Environment Agency's suggested condition)

The development shall be carried out in with the following mitigation measures:

- All 'more vulnerable' development, including residential and access to the site, will be located within Flood Zone 1 only.



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- All 'more vulnerable' development, including residential and access to the site, will be located a minimum of 5m away from all modelled surface water flood extents and within areas of very low surface water flood risk.
- In line with the Environment Agency's standing advice, finished floor levels will be set 0.3m above ground level or average flood level, whichever is higher.
- Access for plant/machinery to the full length of the Scrase Bridge Stream (northwest of site) shall be designed, in communication with the Environment Agency, into the proposed development.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Foul and Surface Water Drainage (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 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.

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.

For and on behalf of the Flood Risk and Drainage Team
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