

MID SUSSEX DISTRICT COUNCIL

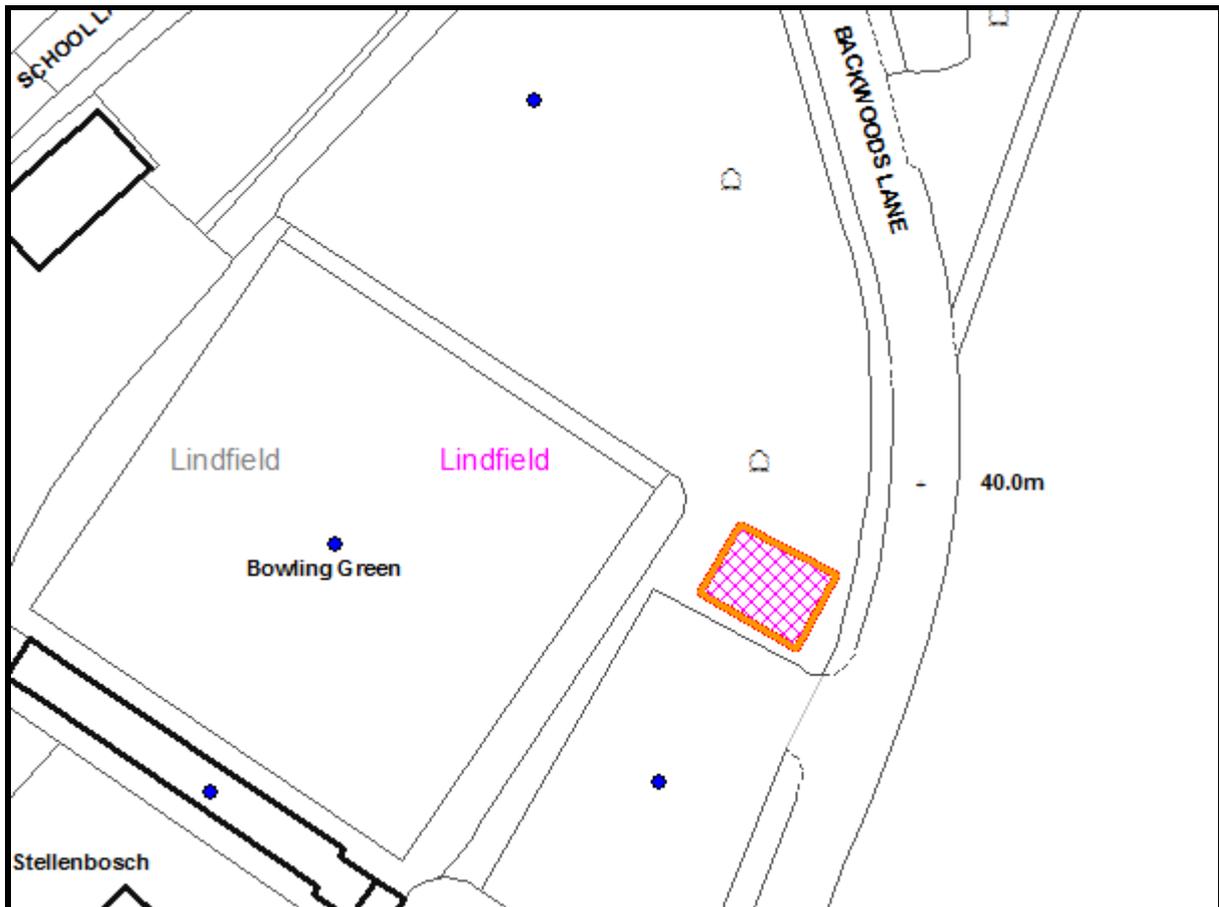
Planning Committee B

**28 MAR 2019**

RECOMMENDED FOR PERMISSION

Lindfield

**DM/19/0071**



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**LAND NORTH OF LINDFIELD COMMON BOWLING GREEN CAR PARK  
BACKWOODS LANE LINDFIELD  
THE CONSTRUCTION OF A PUBLIC CONVENIENCE BLOCK ON  
COMMON LAND TO THE NORTH OF THE CAR PARK AT LINDFIELD  
BOWLING CLUB ON BACKWOODS LANE.  
MR ANDREW FUNNELL**

POLICY: Article 4 Direction / Built Up Areas / Conservation Area / Common  
Land / Aerodrome Safeguarding (CAA) / SWT Bat Survey /

ODPM CODE: Minor Other

8 WEEK DATE: 29th March 2019

WARD MEMBERS: Cllr Margaret Hersey / Cllr Andrew Lea / Cllr Anthea Lea  
/

CASE OFFICER: Hamish Evans

### **PURPOSE OF REPORT**

To consider the recommendation of the Divisional Lead Planning and Economy on the application for planning permission as detailed above.

### **EXECUTIVE SUMMARY**

Planning permission is sought for the erection of a Public Convenience Block at Land North of Lindfield Common, Bowling Green Car Park, Backwoods Lane, Lindfield.

The application is before committee as the application site is located on land owned by Mid Sussex District Council.

The application must be determined in accordance with the development plan unless material planning considerations indicate otherwise. The development plan in this part of the Mid Sussex comprises of the Lindfield and Lindfield Rural Neighbourhood Plan (2016) and Mid Sussex District Plan (2018).

In terms of policy the site falls inside the built up area Lindfield and the site falls within the Lindfield Conservation Area as defined by the Mid Sussex District Plan and Lindfield and Lindfield Rural Neighbourhood Plan. The provision of public toilets at Lindfield Common is an identified infrastructure project to support the development proposals in the Neighbourhood Plan (Proposal 3).

The proposed development complies with policy DP21, DP25, DP26, DP35, DP37 and DP41 of the Mid Sussex District Plan, Policy 1 and Proposal 3 of the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant requirements of the National Planning Policy Framework. The application is therefore recommended for approval subject to the conditions listed in Appendix A.

### **RECOMMENDATION**

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

## **SUMMARY OF REPRESENTATIONS**

22 letters of objection:

- Significantly detrimental impact of the highways safety of Backwoods Lane.
- Parish Council should undertake risk assessments in respect of pedestrian safety and child protection
- Proposal would block views of oncoming traffic for motorists
- No crossing facility so putting users of the facilities at risk
- Scale and design of the proposal would have a significantly detrimental impact on the setting of the conservation area
- Proposal would negatively affect the existing tree
- Unsuitable location, proposal would be more suitable closer to the playground

1 letter commenting on the application:

- Highlighted the need for the toilets but raised concern from a highways safety aspect

5 letters in support:

- Highlighted the need for the toilets
- Benefit to the community
- Suggested a different location

## **SUMMARY OF CONSULTATIONS (full comments in Appendix B)**

### **Highway Authority**

No objection.

### **Conservation Officer**

No objection, subject to conditions relating to materials.

### **Tree Officer**

No objection.

### **Drainage Officer**

No objection subject to conditions.

### **Anti-Social Behaviour Officer**

No objection provided that the toilets are opened in the morning and locked in the evening and that the disabled toilet is radar key access.

## **LINDFIELD AND LINDFIELD RURAL PARISH COUNCIL COMMENTS**

No comments received.

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### **INTRODUCTION**

Planning permission is sought for the construction of a public convenience block on common land to the north of the car park at Lindfield Bowling Club on Backwoods Lane.

### **RELEVANT PLANNING HISTORY**

No relevant planning history.

### **SITE AND SURROUNDINGS**

The application site is part of Lindfield Common to the west of Backwoods Lane and just to the north of the Bowling Green car park. It is currently laid with grass which is crossed by a tarmac footpath.

The site is within the Lindfield built up area boundary, the Lindfield Conservation Area.

### **APPLICATION DETAILS**

The application seeks planning permission for the construction of a public convenience block on Common Land to the north of the car park at Lindfield Bowling Club on Backwoods Lane. The application is before the committee as the application site is on land owned by Mid Sussex District Council.

The proposed convenience block measures some 5 metres in depth, 7.3 metres in width with an eaves height of 2.2 metres and an overall height (created by the roof ventilation) of 5 metres. Internally the proposed male toilet and the proposed female toilet will both measure some 1.6 metres in width and 2.3 metres in depth. Internally the disabled/baby changing toilet will measure some 3.4 metres in width and 2.1 metres in depth. Internally the proposed unisex/baby changing toilet and the solely unisex toilet will measure some 1.6 metres in width and 3.0 metres in depth. Internally the storage room to the northern elevation will measure some 3.3 metres in width and 1.4 metres in depth.

The proposal includes 4 doors to the southern elevation, 1 door to the northern elevation, 1 door to the eastern elevation and the installation of a roof ventilation system. The proposed walls are to be constructed of facing brick work, the roof is to be constructed of grey slate and the proposed doors are to be constructed of powder coated aluminium doors with aluminium frames.

## **LIST OF POLICIES**

### **Mid Sussex District Plan**

DP21 - Transport  
DP25 - Community Facilities and Local Services  
DP26 - Character and Design  
DP35 - Conservation Areas  
DP37 - Trees, Woodland and Hedgerows  
DP41 - Flood Risk and Drainage

### **Lindfield and Lindfield Rural Neighbourhood Plan**

The Lindfield and Lindfield Rural Neighbourhood Plan was made in 28th January 2016, therefore it carries full weight. The relevant policies are considered to be:

Policy 1: A Spatial Plan for the Parishes

Proposal 3: Infrastructure Investment (whilst not a statutory policy, it is included in the NP as a community aspiration)

### **National Planning Policy Framework February 2019**

## **ASSESSMENT**

The main issues are considered to be the design and scale of the scheme, the resulting impact on the character and appearance of the area and the Conservation Area and the potential impact of the proposal on the highway safety of Backwoods Lane.

### **Community Facilities and Local Services**

District Plan policy DP25 in part states that:

*"The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported..."*

*Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council."*

The Lindfield and Lindfield Rural Neighbourhood Plan proposal 3: Infrastructure Investment states in part:

*"The Parish Councils propose the financing and delivery of the following infrastructure projects using the Lindfield and Lindfield Rural allocation of the Mid Sussex Community Infrastructure Levy (once applicable) and other previous and future sources of funds as appropriate:*

*1. Provision of public toilets at Lindfield Common and Scaynes Hill Millennium Centre."*

As the proposal was identified in the Lindfield and Lindfield Rural Neighbourhood Plan proposal 3: Infrastructure Investment as a non statutory community aspiration, it is considered that the proposal complies with Mid Sussex District Plan policy DP25.

### **Scale, design and character impact**

District Plan policy DP26 states:

*"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

Policy 1 of the Lindfield and Lindfield Rural Neighbourhood Plan has a similar ethos to DP26 of the Mid Sussex District Plan in regards to development being appropriate in scale, massing and character.

Given that the proposal is located near existing structures on the common such as the bowling club, the proposed materials will be in keeping with the wider street scene, the modest nature of the proposal and that the existing tree will be retained it is considered that the proposal would be of an appropriate design, size and scale that is both in keeping with the character of the wider street scene in accordance with policy DP26 of the Mid Sussex District Plan.

## Neighbouring Amenities

DP26 in part states:

*"does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);"*

There are no residential dwellings in the immediate vicinity of the proposal and the neighbouring bowling club has a boundary hedge that measures some 1.8 metres in height and due to the modest single storey nature of the proposal the resulting relationship is not considered to cause a significant detrimental impact in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook and are considered to comply with the above mentioned policy.

## Conservation Area

S.72 of the Listed Building and Conservation Area (LBCA) Act 1990 (General duty as respects conservation areas in exercise of planning functions) is relevant and states:

*'In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

District Plan policy DP35 states:

*"Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

*Development will also protect the setting of the conservation area and in particular views into and out of the area.*

*New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area."*

The Planning Officer agrees with the views of your Conservation Officer. Due to the modest nature of the proposal and the location of the proposal being grouped with existing buildings associated with the Bowling Club the proposals impact on the openness and setting of the conservation area is minimised. The design of the proposal is also considered to be appropriate subject to conditions relating to materials. As such the proposal is deemed to comply with the requirements of the District Plan Policy DP35 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Highways Safety**

District Plan policy DP21 in part states:

*The scheme protects the safety of road users and pedestrians; and*

Paragraph 108 of the NPPF is relevant in respect of transport matters and states that:

*"In assessing sites that may be allocated for development in plans, or specific application for development, it should be ensured that:*

- a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users; and*
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*

In addition, paragraph 109 of the NPPF states:

*"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

The Local Highways Authority West Sussex County Council was consulted in regards to this application and they have raised no objections. They consider that as the building will be sited at least 3m from the back edge of the carriageway, it is not anticipated to restrict visibility for vehicles exiting the car park, or vehicles travelling along Backwoods Lane. Forward visibility along Backwoods Lane is good in this location due to the low-level Common boundary treatments. The proposed public conveniences are connected to existing footways, linking the site to surrounding facilities and amenities, including existing crossing points. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that

there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing road network and access onto Backwoods Lane from the car park is operating unsafely or that the addition of a public convenience block in this location would exacerbate an existing safety concern. The erection of public conveniences in this location is not anticipated to result in a material intensification of use of the car park or access onto Backwoods Lane which is currently used by customers of the existing Bowling Green and for school drop off/pick up.

The proposal is not anticipated to affect existing parking or turning arrangements within the existing car park.

As such the Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109) and complies with Mid Sussex District Plan policy DP21, and that there are no transport grounds to resist the proposal.

### **Drainage**

Policy DP41 seeks to ensure that development is safe across its lifetime and to restrict development that would increase the risk of flooding. The proposed development is within flood zone 1 and is deemed to be at low fluvial flood risk. It is proposed that the development will manage surface water drainage through the use of a soakaway and the foul water drainage through the use of the main foul sewer. Details of this can be secured by a condition and as such the councils Drainage Engineer has no objection subject to the details, and hence the proposal would comply with Policy DP41 of the Mid Sussex District Plan.

### **Tree**

Policy DP37 of the District Plan seeks to retain trees that contribute either individually or as part of a group to the visual amenity value of an area. An Arboricultural Impact Assessment has been submitted with the application which recommends that the T1(Lime) would require some facilitative pruning. The councils Tree Officer has raised no objection to the proposal as such the proposal is deemed to comply with DP37 of the District Plan.

### **Anti-Social Behaviour**

In response to representations received commenting on the potential increase in anti-social behaviour because of the proposal, the council's Anti-Social Behaviour Officer was asked to advise on the application and it was their view that the proposal does not present any concerns provided that the toilets are opened in the morning and locked in the evening and that the disabled toilet is radar key access. As stated in the planning statement submitted with the application there are opening times from dusk till dawn with an automatic remote locking system.

## CONCLUSION

The proposal is identified in the Lindfield and Lindfield Rural Neighbourhood Plan proposal 3: Infrastructure Investment. It would be of an appropriate design, size and scale that is in keeping with the character of the wider street scene and is not considered to cause a significant detrimental impact in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook. A condition can be applied to secure an appropriate palette of materials.

The Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the Highway network. The councils Drainage Engineer has no objection subject to the details and the Tree Officer has raised no objections and the councils Anti-Social Behaviour Officer has not raised any concerns subject to certain conditions detailed in the report.

As such the proposed development complies with DP21, DP25, DP26, DP35, DP37 and DP41 of the Mid Sussex District Plan, Policy 1 and Proposal 3 of the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant policies within the NPPF.

The application is therefore recommended for approval subject to the conditions listed in Appendix A.

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### APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

#### **Approved Plans**

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in consideration of this application".

Reason: For the avoidance of doubt and in the interest of proper planning.

#### **Pre-commencement conditions**

3. 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 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 and Policy DP41 of the Mid Sussex District Plan (2014 - 2031) and the Lindfield and Lindfield Rural Neighbourhood Plan.

4. No development shall commence unless and until there has been submitted to an approved in writing by the Local Planning Authority sample and details of facing

materials and finishes to be used for external walls, roof and doors of the proposed building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 - 2031

## INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

### Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Submitted Date</b>
Location and Block Plan	H3739.1.101		08.01.2019
Proposed Floor Plans	H3739.1.110		08.01.2019
Proposed Floor and Elevations Plan	H3739.1.111		08.01.2019
Topographical Survey	001		08.01.2019
Topographical Survey	002		08.01.2019
Topographical Survey	003		08.01.2019
Topographical Survey	Layout		08.01.2019

## **APPENDIX B – CONSULTATIONS**

### **Lindfield and Lindfield Rural Parish Council**

No comment received.

### **Highway Authority**

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the erection of a public convenience block on Common Land to the north of the car park at Lindfield Bowling Club. The site is located on Backwoods Lane, an unclassified road subject to a speed limit of 30mph.

The proposed toilet block will be positioned on Common Land. The building will be sited at least 3m from the back edge of the carriageway. As such this is not anticipated to restrict visibility for vehicles exiting the car park, or vehicles travelling along Backwoods Lane. Forward visibility along Backwoods Lane is good in this location due to the low-level Common boundary treatments. The proposed public conveniences are connected to existing footways, linking the site to surrounding facilities and amenities, including existing crossing points.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing road network and access onto Backwoods Lane from the car park is operating unsafely or that the addition of a public convenience block in this location would exacerbate an existing safety concern. The erection of public conveniences in this location is not anticipated to result in a material intensification of use of the car park or access onto Backwoods Lane which is currently used by customers of the existing bowling green and for school drop off/pick up.

The proposal is not anticipated to affect existing parking or turning arrangements within the existing car park.

### **Conclusion**

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

### **Conservation Officer – Emily Wade**

The application site is part of Lindfield Common to the west of Backwoods Lane and just to the north of the Bowling Green car park. It is currently laid to grass which is crossed by a tarmac footpath. The proposal is for the erection of a toilet block with associated hard landscaping. The site is within the Lindfield Conservation Area.

The green and open nature of Lindfield Common is key to its character and to the strongly positive contribution it makes to the character and appearance of the Lindfield Conservation Area. In other circumstances development on the Common is likely to be considered contentious. However the currently proposed toilet block is modestly sized and is located to one side of the common adjacent to the car park and buildings associated with the Bowling Club, so that its impact on the openness of the area is minimised. In design terms the building is considered appropriate to the context, subject to conditions relating to materials.

I therefore consider that the proposal preserves the character and appearance of the Conservation Area and meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend a condition requiring details including samples of the facing and roofing materials.

### **Tree Officer**

Further to reviewing the submitted AIA report that accompanies this application, please find my comments below.

All of the trees that are within influencing distance of the development have been: plotted, measured, identified and classified as per BS 5837.

The RPA of each tree has been calculated and displayed on the plan provided.

The site currently has no trees subject to TPO, but is within the local Conservation Area.

No trees are to be removed to facilitate the development but some facilitative pruning is recommended to T1. These works are considered minor and are very unlikely to have a detrimental effect on the trees long term health.

Protection measures for retained trees have been detailed within the Tree Protection Plan, including: Construction Exclusion Zones using suitable fencing/signage and temporary ground protection within the RPA of T1.

Good working practices while excavating within the RPA of T1 include: sympathetic treatment of disturbed roots and of manual excavation using hand tools only.

All of the above is suitable and in accordance with BS 5837.

As the completed structure will sit partially beneath the crown of T1, the development may bring some additional future pressure to prune the tree away from the building. However, its doubtful that these works will be significant or have any major effects on the trees future health.

No objection.

### **Drainage Officer**

#### **SURFACE WATER DRAINAGE PROPOSAL**

It is proposed that the development will manage surface water drainage through the use of a soakaway.

#### **FOUL WATER DRAINAGE PROPOSAL**

It is proposed that the development will manage foul water drainage through the use of the main foul sewer.

#### **FLOOD RISK**

The proposed development is within flood zone 1 and is deemed to be at low fluvial flood risk. The proposed development is not within an area identified as having possible surface water (pluvial) flood risk. There are not any historic records of flooding occurring on this site and in this area. This does not mean that flooding has never occurred here, instead, that flooding has just never been reported.

## **FLOOD RISK AND DRAINAGE TEAM CONSULTATION**

No details of the proposed foul or surface water drainage systems have been provided. We would advise the applicant that percolation testing will be required to ensure soakaways would be suitable on site. Soakaways will also need to be located a minimum of 5m of any structures.

Further information into our requirements for foul and surface water drainage are included within the 'further advice' section.

## **SUGGESTED CONDITIONS**

### **C18D - Single Building**

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 extension/building shall not be occupied 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.

## **FURTHER ADVICE**

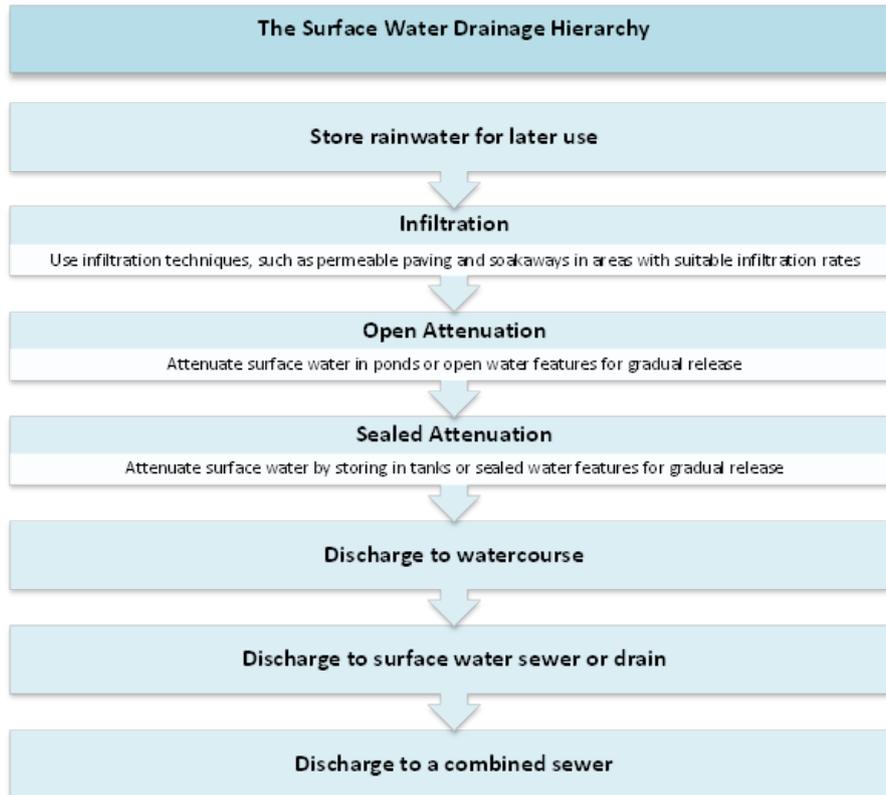
The following information will be required for the proposed development.

This proposed development will need to fully consider how it will manage surface water run-off. Guidance is provided at the end of this consultation response for the various possible methods. However, the hierarchy of surface water disposal will need to be followed and full consideration will need to be made towards the development catering for the 1 in 100 year storm event plus extra capacity for climate change.

As this is for a public building, we will need to see a maintenance and management plan that identifies how the various drainage systems will be managed for the lifetime of the development, who will undertake this work and how it will be funded.

The proposed development drainage will need to:

- Follow the hierarchy of surface water disposal.
- Protect people and property on the site from the risk of flooding
- Avoid creating and/or exacerbating flood risk to others beyond the boundary of the site.
- Match existing Greenfield rates and follow natural drainage routes as far as possible.
- Calculate Greenfield rates using IH124 or a similar approved method. SAAR and any other rainfall data used in run-off storage calculations should be based upon FEH rainfall values.
- Seek to reduce existing flood risk.
- Fully consider the likely impacts of climate change and changes to impermeable areas over the lifetime of the development.
- Consider a sustainable approach to drainage design considering managing surface water at source and surface.
- Consider the ability to remove pollutants and improve water quality.
- Consider opportunities for biodiversity enhancement



## Flood Risk and Drainage Information for Planning Applications

The level of drainage information necessary for submission at each stage within the planning process will vary depending on the size of the development, flood risk, site constraints, proposed sustainable drainage system etc. The table below provides a guide and is taken from the [Practice Guidance for the English non-statutory SuDS Standards](#). Additional information may be required under specific site conditions or development proposals.

Pre-app	Outline	Full	Reserved	Discharge	Document submitted
√	√	√			Flood Risk Assessment / Statement (checklist)
√	√	√			Drainage Strategy / Statement & sketch layout plan (checklist)
	√				Preliminary layout drawings
	√				Preliminary "Outline" hydraulic calculations
	√				Preliminary landscape proposals
	√				Ground investigation report (for infiltration)
	√	√			Evidence of third party agreement for discharge to their system (in principle / consent to discharge)
		√		√	Maintenance program and on-going maintenance responsibilities

Pre-app	Outline	Full	Reserved	Discharge	Document submitted
		√	√		Detailed development layout
		√	√	√	Detailed flood and drainage design drawings
		√	√	√	Full Structural, hydraulic & ground investigations
		√	√	√	Geotechnical factual and interpretive reports, including infiltration results
		√	√	√	Detailing landscaping details
		√	√	√	Discharge agreements (temporary and permanent)
		√	√	√	Development Management & Construction Phasing Plan

### Specific Information Required

The following provides a guideline into the specific information required based on the type of development, location and type of surface water drainage management proposed. Multiple lists may be relevant to a single application.

DESCRIPTION OF DEVELOPMENT	INFORMATION REQUIRED
<p>Located in Flood Zone 2 or 3.</p> <p>Located in Flood Zone 1 and greater than 1 hectare in area.</p> <p>Located in an area where a significant flood risk has been identified.</p>	<p>Flood Risk Assessment which identified what the flood risks are and how they will change in the future. Also whether the proposed development will create or exacerbate flood risk, and how it is intended to manage flood risk post development.</p>
<p>Multiple plot development.</p>	<p>A maintenance and management plan will need to be submitted that shows how all drainage infrastructure will be maintained so it will operate at its optimum for the lifetime of the development. This will need to identify who will undertake this work and how it will be funded. Also, measures and arrangements in place to ensure perpetuity and demonstrate the serviceability requirements, including scheduled maintenance, inspections, repairs and</p>

	<p>replacements, will need to be submitted. A clear timetable for the schedule of maintenance can help to demonstrate this.</p>
<p>Public sewer under or adjacent to site</p>	<p>Consultation will need to be made with the sewerage undertaker if there is a Public Sewer running under or adjacent to the proposed development. Building any structure over or within close proximity to such sewers will require prior permission from the sewerage undertaker. Evidence of approvals to build over or within close proximity to such sewers will need to be submitted.</p>
<p>MSDC culvert under or adjacent to site</p>	<p>Consultation will need to be made with Mid Sussex District Council if there is a MSDC owned culvert running under or adjacent to the proposed development. Building any structure over or within close proximity to such culverts will require prior permission from Mid Sussex District Council. Normally it will be required that an "easement" strip of land, at least 5 to 8 metres wide, is left undeveloped to ensure that access can be made in the event of future maintenance and/or replacement. This matter can be discussed with Mid Sussex District Council, Scott Wakely, 01444 477 055 or <a href="mailto:drainage@midsussex.gov.uk">drainage@midsussex.gov.uk</a>.</p>
<p>Watercourse on or adjacent to site</p>	<p>A watercourse maintenance strip of 5 to 8 metres is required between any building and the top-of-bank of any watercourse that may run through or adjacent to the development site.</p>

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<p style="text-align: center;"><b>PROPOSED SURFACE WATER DRAINAGE METHOD</b></p>	<p style="text-align: center;"><b>INFORMATION REQUIRED</b></p>
<p>Soakaways</p>	<p>Percolation tests, calculations, plans and details will need to be submitted to demonstrate that the soakaway system will be able to cater for the 1 in 100 year storm event plus have extra capacity for climate change. It will also need to be demonstrated that the proposed soakaway will have a half drain time of 24 hours or less.</p>
<p>SuDS and attenuation</p>	<p>Written Statement (HCWS 161) - Department for Communities and Local Government - sets out the expectation that sustainable drainage systems will be provided to new developments wherever this is appropriate.</p> <p>Percolation tests, calculations, plans and details will need to be submitted to demonstrate that the development will be able to cater for the 1 in 100 year storm event plus climate change percentages, for some developments this will mean considering between 20 and 40% additional volume for climate change but scenarios should be calculated and a precautionary worst case taken.</p> <p>Any proposed run-off to a watercourse or sewer system will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event.</p>

	<p>A maintenance and management plan will also need to be submitted that shows how all SuDS infrastructure will be maintained so it will operate at its optimum for the lifetime of the development. This will need to identify who will undertake this work and how it will be funded. Also, measures and arrangements in place to ensure perpetuity and demonstrate the serviceability requirements, including scheduled maintenance, inspections, repairs and replacements, will need to be submitted. A clear timetable for the schedule of maintenance can help to demonstrate this.</p> <p>You cannot discharge surface water unrestricted to a watercourse or sewer.</p>
<p>Outfall to watercourse</p>	<p>Any proposed run-off to a watercourse will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing Greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event. You cannot discharge surface water unrestricted to a watercourse.</p> <p>If works (including temporary works) are undertaken within, under, over or up to an Ordinary Watercourse, then these works are likely to affect the flow in the watercourse and an Ordinary Watercourse Consent (OWC) may need to be applied for. Guidance into the OWC application process can be found on West Sussex County Council's website at</p>

	<p><a href="https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/">https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/</a></p> <p>OWC applications can also be discussed and made with Mid Sussex District Council, Scott Wakely, 01444 477 005.</p>
<p>Outfall to public sewer</p>	<p>Any proposed run-off to a sewer will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing Greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event. You cannot discharge surface water unrestricted to a sewer.</p> <p>Copies of the approval of the adoption of foul and surface water sewers and/or the connection to foul and surface water sewers from the sewerage undertaker, which agrees a rate of discharge, will need to be submitted. It will be expected that any controlled discharge of surface water will need to be restricted so that the cumulative total run-off rates, from the developed area and remaining greenfield area, is not an increase above the pre-developed greenfield rates.</p>

**Useful Links**

[Planning Practice Guidance - Flood Risk and Coastal Change](#)

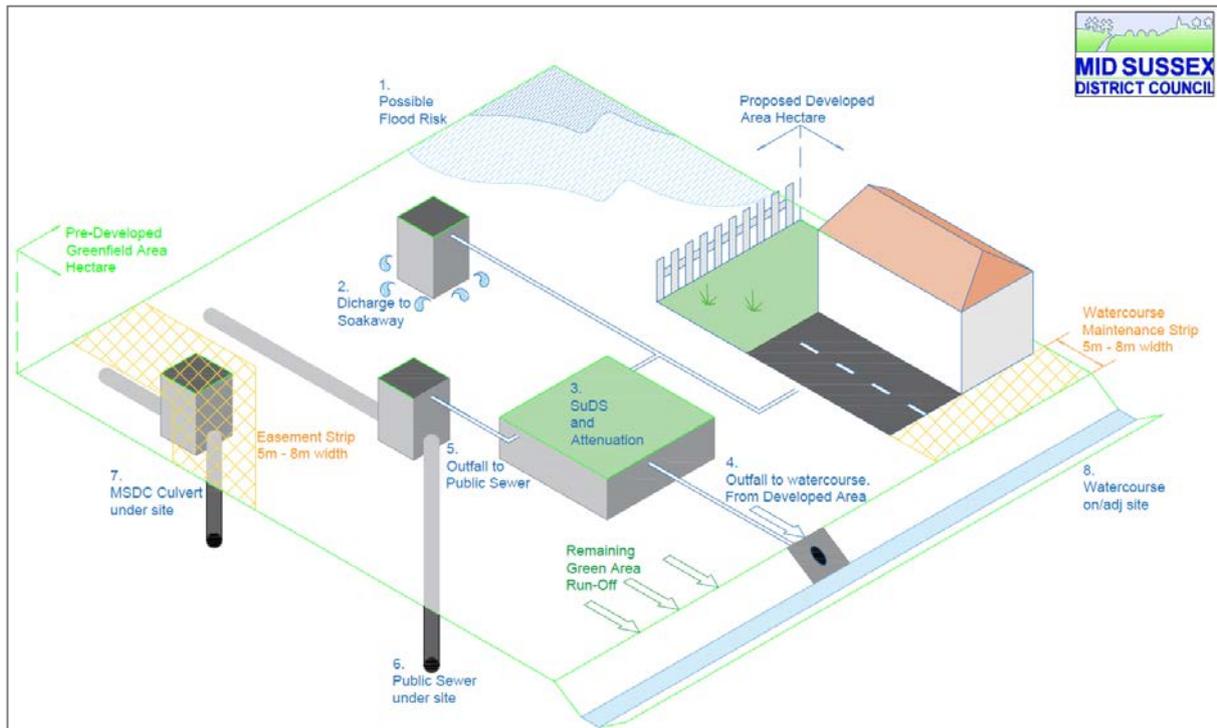
[Flood Risk Assessment for Planning Applications](#)

[Sustainable drainage systems technical standards](#)

[Water.People.Places.- A guide for master planning sustainable drainage into developments](#)

[Climate change allowances - Detailed guidance - Environment Agency Guidance](#)

Further guidance is available on the Susdrain website at <http://www.susdrain.org/resources/>



### Anti-Social Behaviour Officer

I have discussed this with Donna Shore, Anti-social Behaviour Officer and our view is that the proposal doesn't present any concerns as long as the toilets are opened in the morning and locked in the evening and that the disabled toilet is radar key access.