# Flood Risk and Drainage Information Check List – Application Stage

This checklist is designed to support applicants within the planning process provide the information required by the flood risk and drainage team for them to provide a consultation response. This is not the complete planning validation list, however much of the information is also included with the validation list.

The level of detail provided to address each information point should reflect the scale and complexity of the development.

Receipt of this information does not guarantee the flood risk and drainage team will support an application or does it prevent a request for further information. It does, however, ensure the team has sufficient information to undertake a full review and provide detailed consultation response.

## Table 1 - Application details

|  |  |
| --- | --- |
| Application number |  |
| Site address |  |
| Site co-ordinates |  |
| Site area in hectares |  |
| Existing site usage  |  |
| Proposed development description  |  |
| Block plan |  |
| Existing site plan |  |
| Proposed development plan |  |

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## Table 2 - Flood Risk

|  |  |
| --- | --- |
| Flood zone(s) |  |
| Surface water flood risk(s) |  |
| Flood risk assessment provided | Yes / No  |

The Environment Agency and the Department for Environment, Food and Rural Affairs (DEFRA) states that a Flood Risk Assessment is required for all development:

* within flood zones 2, 3 or 3b
* within flood zone 1 with a site area of 1 hectare or more
* within areas with critical drainage problems
* within flood zone 1 where your LPA’s SFRA shows it will be at risk of flooding from rivers or the sea in future
* that increases the vulnerability classification and is in flood zone 1 where your LPA’s SFRA shows it is at risk from other sources of flooding

Mid Sussex District Council’s Strategic Flood Risk Assessment (SFRA) utilises the latest flood maps from the Environment Agency to determine flood risk.

## Surface Water Drainage

At application stage the applicant must show that surface water drainage can, in principle be achieved on the site. The minimum information required is shown in Table 3.

 If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

## Table 3 - Surface water drainage - minimum information

|  |  |
| --- | --- |
| Proposed means of drainage |  |
| Infiltration potential on site |  |
| Drainage constraints plan *(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)*  |  |
| Acknowledgement of design criteria*(sized to cater for 1 in 100-year plus climate change storm, any off-site discharge restricted to the Greenfield QBar rate for all events up to and including the 1 in 100-year plus climate change storm)* |  |
| Water Authority’s agreement in principle to connect surface water to public sewer. *(if applicable)* |  |
| Drainage strategy plan |  |

## Foul Water Drainage

At application stage the applicant must show that foul water drainage can, in principle be achieved on the site.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

## Table 4 - Foul water drainage - minimum information

|  |  |
| --- | --- |
| Proposed means of drainage |  |
| Public sewer records plan |  |
| Drainage constraints plan *(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)*  |  |
| Drainage strategy plan |  |
| Outline on how non-mains drainage will meet Environment Agency’s General Binding Rules for non-mains drainage. *(if applicable)* |  |