

## Mid Sussex District Neighbourhood Plan Checklist

**This checklist is for Neighbourhood Plans covering Mid Sussex District. Due to the high volume of neighbourhood plans across the county we have had to focus our detailed engagement to those areas where the environmental risks are greatest.**

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf)

The below checklist takes you through the issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.

We recommend completing this to check whether we are likely to have any concerns with your Neighbourhood Plan at later stages.

### Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk:

- National Planning Policy Framework – para.100  
‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.’

If your Neighbourhood Plan is proposing sites for development check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.

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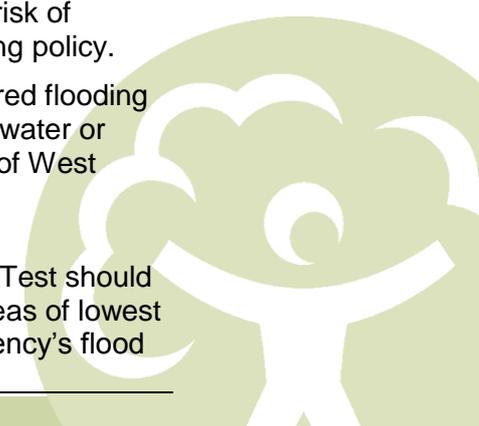
How?                      Input postcodes or place names at:  
  
<http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=e&topic=floodmap>

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If there are no areas of Flood Zones 2 or 3:                      We are pleased to see that all development proposed through your Neighbourhood Plan has been directed to areas of lowest risk of flooding. This is consistent with the aims of national planning policy.

If you are aware that any of the sites have previously suffered flooding or are at risk of other sources of flood risk such as surface water or groundwater flooding we recommend you seek the advice of West Sussex County Council and Mid Sussex District Council.

If sites proposed include areas at risk of flooding:                      In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency’s flood



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map for planning and Mid Sussex District Council's Strategic Flood Risk Assessment (SFRA). We recommend you contact Mid Sussex District Council to discuss this requirement further.

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

**Next steps** Please contact us (see details below) for further advice if any sites include areas of Flood Zone 3, which is defined as having a high probability of flooding, as we may have concerns with your Plan.

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## Water Management

In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment.

Mid Sussex District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Adur and Ouse catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.

The following websites provides information that should be of use in developing your Neighbourhood Plan:

<https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

<http://www.oart.org.uk>

<http://www.adurandousecatchment.org.uk/>

## Community Infrastructure Levy

We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space is taken into account when looking to fund local infrastructure.

customer service line  
03708 506 506

incident hotline  
0800 80 70 60

floodline  
0345 988 1188  
0845 988 1188

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)