

**WEST SUSSEX COUNTY COUNCIL
FLOOD RISK MANAGEMENT CONSULTATION**

DATE: 18th November 2016

FROM: Kevin Brook

**TO: Arun District Council
FAO: Claire Potts**

PLANNING REFERENCE: AL/111/16/OUT

LOCATION: Land East of Orchard Gardens, Woodgate, Aldingbourne

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

West Sussex County Council (WSSCC), in its capacity as the Lead Local Flood Authority (LLFA), has been consulted on the above proposed development in respect of surface water drainage.

The following is the comments of the LLFA relating to surface water drainage and flood risk for the proposed development and any associated observations, advice and conditions.

Flood Risk Summary

Modelled surface water flood risk	Low risk
Comments: Current uFMfSW mapping shows that the majority of the proposed site is at 'low' risk from surface water flooding. This risk is based on modelled data only and should not be taken as meaning that the site will/will not definitely flood in these events. Any existing surface water flow paths across the site should be maintained or appropriate mitigation strategies proposed.	

Modelled ground water flood risk susceptibility	High risk
Comments: The majority of the proposed development is shown to be at 'high' risk from ground water flooding based on the current mapping. Where the intention is to dispose of surface water via infiltration/soakaway, these should be shown to be suitable through an appropriate assessment carried out under the methodology set out in BRE Digest 365 or equivalent. Ground water contamination and Source Protection Zones. The potential for ground water contamination within a source protection zone has not been considered by the LLFA. The LPA should consult with the EA if this is considered as risk.	

Records of any historic local flooding?	No
Comments: We have no records of historic surface water flooding either within the boundary of the proposed development or the immediate vicinity of site. This should not be taken that this site itself has never suffered from flooding, only that it has never been reported to the LLFA.	

Ordinary watercourses nearby?	No
Comments: Current Ordnance Survey mapping show no watercourse within the boundary of the site but there is a watercourse approximately 100m from of the northern boundary the site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exists around the site. If present, these should be maintained and highlighted on future plans.	

Future development - Sustainable Drainage Systems (SuDs)

The site is larger than 1ha and should include a comprehensive FRA. A FRA as part of Appendix 11 has been provided but there is limited information provided as part of this document.

We would expect the flood risk to change post development as the site's impermeable area will be increased, exacerbating local flood risk.

There is insufficient information at this outline stage to comment upon the proposed drainage strategy.

Government policy set out in paragraph 103 of the NPPF expects LPAs to give priority to the use of SuDs in determining planning applications. Further support for SuDs is set out in chapter 5 of the Flood Risk Practice Guide.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SuDs approach beginning with infiltration where possible e.g. soakaways or infiltration trenches. The disposal of surface water via infiltration/soakaway should be shown to have been investigated through an appropriate assessment carried out under the methodology set out in BRE Digest 365 or equivalent.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should clearly demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Please note that Schedule 3 of the Flood and Water Management Act 2010 has not yet been implemented and WSCC does not currently expect to act as the SuDS Approval Body (SAB) in this matter.

Kevin Brook
Flood Risk Management Team