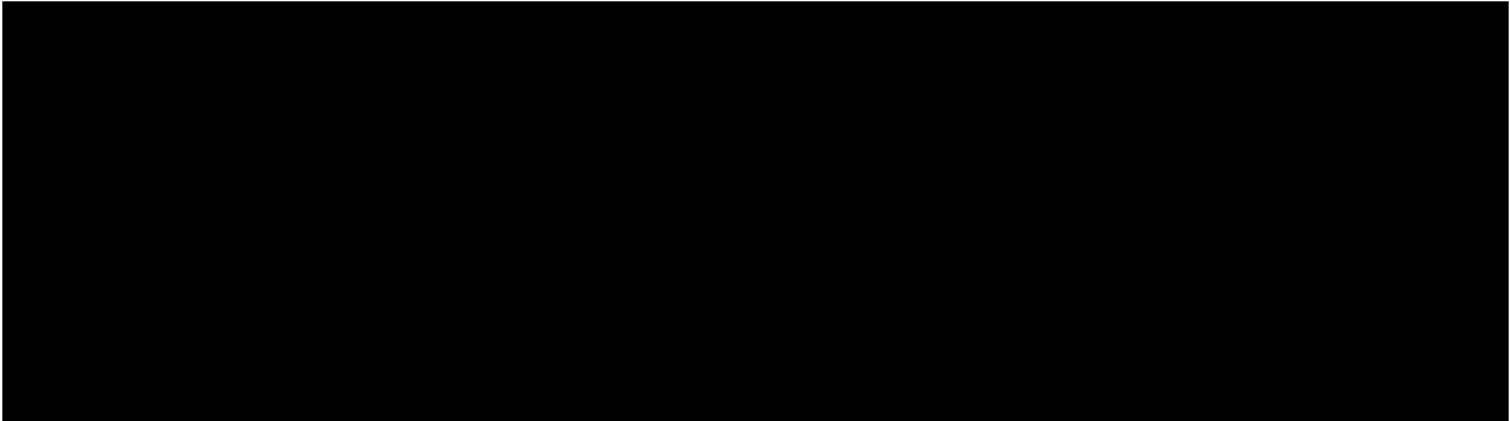




From: Kevin Brook [REDACTED]
Sent: 26 November 2018 11:50
To: Planning.Responses
Subject: Planning Consultation on: AL/118/18/OUT

Dear Claire Potts

Please see attached the response for the above Planning Consultation from the WSCC Flood Risk Management team.

Kind Regards

Kevin Brook
Flood Risk Management Engineer
Residents' Services - Highways and Transport
West Sussex County Council

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

DATE: 23rd November 2018

FROM: Kevin Brook

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

PLANNING REFERENCE: AL/118/18/OUT

LOCATION: Ryefields Farmhouse, Oak Tree Lane, Woodgate, Chichester, PO20 3GU

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 and advice.

Flood Risk Summary

Modelled surface water flood risk	Low risk
Comments: Current uFMfSW mapping shows that 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 must be maintained or appropriate mitigation strategies proposed. Reason: NPPF paragraph 163 states – ‘When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere..’	

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 flooding of the site?	No
Comments: We have a record of historic surface water flooding within the confines of the proposed site. This corresponds with small area of moderate flood risk on the western side of the site Therefore existing surface water flow paths across the site should be maintained or appropriate mitigation strategies proposed.	

Ordinary watercourses nearby?	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourses within or adjacent to the site boundary. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around the site. If present these should be maintained and highlighted on future plans. Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent.	

Future development - Sustainable Drainage Systems (SuDS)

No FRA/Drainage Strategy has been provided for this application. The Design and Access Statement suggests that soakaways would be used to control the surface water from this development.

As the winter Groundwater monitoring is fundamental to the drainage designs, further discussions with the District Drainage Engineer are recommended.

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 demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

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