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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 16th December 2024

Jessica Riches
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Jessica,

RE: AL/11/24/OUT – Land East of Westergate, Westergate

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment (FRA) and FRA Addendum and a Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and Policy W DM2 Flood Risk and Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2018.

The applicant has adequately addressed all outstanding concerns raised previously.

Following a review of the updated information, we have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions.

Condition 1:

For the access works, prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed Flood Risk Assessment by WSP, 21st September 2021, Revision 1 (**This is assumed to be a typo as the first issue (Draft issue to client) is dated Sept 2023**) and Drawing LAW-WSP-ZZ-ZZ-C-DR-00010, East-West Link Road Drainage Strategy by WSP, September 2023, Revision P02 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration

to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy W DM2 Flood Risk and Policy W DM3 Sustainable Urban Drainage Systems.

Condition 2:

Prior to or in conjunction with the first application for Reserved Matters approval in respect of each phase of the development, details of a scheme for the disposal of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the submitted drainage strategy and discharge rates as contained within the submitted Flood Risk Assessment by WSP, 21st September 2021, Revision 1 (**This is assumed to be a typo as the first issue (Draft issue to client) is dated Sept 2023**), FRA Addendum by WSP, 11th June 2024 and Drawing LAW-WSP-ZZ-ZZ-C-DR-05000 Outline Surface Water Drainage Strategy by WSP, 11th June 2024, Revision P03 or an alternative strategy agreed in writing under the terms of this condition. The scheme shall be implemented in full in accordance with the approved details prior to first occupation of the Phase. The submitted details shall:

- I. Further infiltration testing in accordance with BRE Digest 365 in locations where infiltration source control could be used where groundwater levels allow. Surface water runoff rates will be attenuated to 3.8 l/s/ha as stated within the Flood Risk Assessment.
- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).
- III. Detailed designs, modelling calculations (using up to date parameters) and plans of the of the drainage conveyance network in the:
 - 50% AEP rainfall event does not surcharge in the drainage network.
 - 3.33% annual probability critical rainfall event plus 45% climate change to show no above ground flooding on any part of the site.
 - 1% annual probability critical rainfall plus 45% climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. The design of the infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event. This will include surface water which may enter the site from elsewhere.
- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses,

SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. This will also include the ordinary watercourses and any structures such as culverts within the development boundary.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy W DM2 Flood Risk and Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2018.

Condition 3:

Prior to submission of the first reserved matters application involving buildings, roads or other impermeable surfaces, a strategic surface water drainage strategy for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be based on the parameters set out in the Flood Risk Assessment and Drainage Strategy or any subsequent, revised version that has first been approved in writing by the local planning authority.

The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The scheme shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters stage for each phase of the development. The SuDS Phasing plan shall ensure that each phase does not exceed the agreed discharge rates for that phase and that source control measures are installed within each phase to adequately address the phases own surface water runoff. The plan shall ensure that each SuDS component is adequately protected throughout the development of the scheme. The plan shall show all exceedance routes throughout the development of the scheme ensuring flood risk is not increased elsewhere or to the site itself and that the site remains safe for all exceedance event flow routes for the lifetime of the development during rainfall (i.e. greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy W DM2 Flood Risk and Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2018.

Condition 4:

Prior to (i) commencement of the access works or (ii) the submission of the first application for Reserved Matters approval in respect of each Phase of the development, a detailed Site SuDS Phase plan for those Works or Phase which aligns with the site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This SuDS Phasing plan shall ensure that each phase does not exceed the agreed discharge rates for that phase (3.8 l/s/ha) and that source control measures are

installed within each phase to adequately address the phase's own surface water runoff. The plan shall ensure that each SuDS component is adequately protected throughout the development of the scheme. The plan shall show all exceedance routes throughout the development of the scheme ensuring flood risk is not increased elsewhere or to the site itself and that the site remains safe for all exceedance event flow routes for the lifetime of the development during rainfall (i.e. greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy W DM2 Flood Risk and Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2018.

Condition 5:

Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason:

To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

Condition 6:

Prior to (i) first use of the access works or (ii) occupation of each Phase of the development, a detailed verification report in respect of the agreed surface water disposal scheme carried out in connection with those Works or that Phase, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism/s.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy W DM2 and Policy W DM3 in Arun Local Plan.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Arun District Council on behalf of West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

Eleanor Read
Flood Risk Management Team



WSSC Surface Water Drainage response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Eleanor Read [REDACTED]
Sent: 16 January 2025 16:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to AL/11/24/OUT

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Good afternoon,

Please see response to AL/11/24/OUT attached.

Kind regards,
Ellie

Eleanor Read

Flood Risk Management Officer | Flood Risk Management Team
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Web: www.westsussex.gov.uk

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