

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

DATE: 14th June 2018

FROM: Kevin Brook

TO: Arun District Council

FAO: Michael Eastham

PLANNING REFERENCE: AL/20/18/OUT

LOCATION: Land at Bridge Cottage and The Old Cottage, Lidsey Road, Lidsey, PO22 9PH

RECOMMENDATION:

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

West Sussex County Council (WSCC), 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 detailed comments of the LLFA relating to surface water drainage and flood risk for the proposed development and any associated observations, recommendations and advice.

Flood Risk Summary

Current surface water flood risk based on uFMfSW for 30year and 100year events	Low risk
Comments: Current uFMfSW mapping shows the majority of site to be at low risk from surface water flooding. There is a small area of higher risk around Bridge Cottage. 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. Reason: NPPF paragraph 103 states – ‘When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere..’ Therefore, a wholesale site level rise via the spreading of excavated material should be avoided.	

Modelled groundwater flood hazard classification	High risk
Comments: The area of the proposed development is shown to be at high risk from groundwater flooding based on current mapping. This risk is based on modelled data only and should not be taken as meaning that the site will/will not suffer groundwater flooding. 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 flooding within or within close proximity of the site?	Yes
Comments: While we have no records of historic surface water flooding within the confines of the proposed site, we are aware of carriageway flooding adjacent to the site.	

Ordinary watercourses nearby?	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourses within or close to the site. 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 and an appropriate development-free buffer zone should be incorporated into the design of the development.	

Future development - Sustainable Drainage Systems (SuDs)

The FRA included with this outline application proposes that permeable paving/infiltration would be used to control the surface water runoff from the site. This method, in principle, would meet the requirements of the NPPF, PPG and associated guidance documents.

As indicated by the ADC Drainage Engineer, winter groundwater monitoring should be carried out to assess how and where infiltration can be incorporated into the surface water drainage designs.

Due to the historic highway flooding at this location, any widening of the carriageway at this location would need to be carefully considered and future designs to show as how any additional surface water will be managed.

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 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