

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

**DATE: 06 July 2015**

**FROM: Kevin Brook**

**TO: Arun District Council  
FAO: Mr N Crowther**

**SUBJECT: AL/58/15/PL**

**Oldlands Farm, Steyning Way, Berstead, West Sussex, PO22 9NW**

**Outline planning application with all matters reserved for the development of the site to provide up to 20,453m<sup>2</sup> of B2 General Industrial Floorspace together with B8 warehousing & distribution floorspace. This is a Departure from the Development Plan.**

**RECOMMENDATION:**

|                  |                                     |                     |                                     |                         |                          |
|------------------|-------------------------------------|---------------------|-------------------------------------|-------------------------|--------------------------|
| <b>Advice</b>    | <input checked="" type="checkbox"/> | <b>Modification</b> | <input type="checkbox"/>            | <b>More Information</b> | <input type="checkbox"/> |
| <b>Objection</b> | <input type="checkbox"/>            | <b>No Objection</b> | <input checked="" type="checkbox"/> | <b>Refusal</b>          | <input type="checkbox"/> |

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

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

|                                                                                     |           |
|-------------------------------------------------------------------------------------|-----------|
| Current surface water flood risk based on uFMfSW for 30year and 100year events:     | Low risk. |
| Comments: The majority of the site is deemed to be at low surface water flood risk. |           |

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| Current ground water flood risk based on ESI Ground Water mapping:                                                                                                                                                                                                                                                                                                         | Low risk. |
| Comments:<br>The proposed development is shown to be at low risk from ground water flooding on the current ESI maps.<br><br>Ground water contamination and Source Protection Zones.<br>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. |           |

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| Records of any ordinary watercourses or culverted watercourses within or in close vicinity to the site:                                                                                                                     | Yes |
| Comments:<br><br>Works affecting a watercourse.<br>Development involving carrying out works or operations in the bed of or within 5 metres of the top of the bank of an ordinary watercourse should be notified to the LPA. |     |

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|-----------------------------------------------|-----|
| Records of any historic ordinary watercourses | No. |
|-----------------------------------------------|-----|

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| shown to have once crossed or been in close vicinity to the site:                                                                                                                                                                  |       |
| Comments:                                                                                                                                                                                                                          |       |
|                                                                                                                                                                                                                                    |       |
| Records of any historic flooding within the confines of the proposed site:                                                                                                                                                         | None. |
| Comments:<br>We do not have any records of historic flooding within the confines of the proposed site. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA. |       |
| Existing highway drainage in the vicinity to the site:                                                                                                                                                                             | Yes.  |
| Comments: The highway adjacent to the site has a highway drainage system.                                                                                                                                                          |       |
| Records of any historic flooding in close vicinity to the site and/or on the adjacent public highway:                                                                                                                              | Yes.  |
| Comments: Numerous reports of highway and property flooding on the nearby A29 and in Shripney.                                                                                                                                     |       |

### **Sustainable Drainage Systems (SuDs)**

Development should not take place until a surface water drainage scheme/strategy for the site, based on sustainable drainage principles has been approved in writing by the Local Planning Authority.

The drainage strategy should demonstrate that the surface water runoff generated up to and including the 100 year plus 30% for climate change critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

SuDs seek to mimic natural drainage systems and retain water on or near to the site, when rain falls, in contrast to traditional drainage approaches, which tend to pipe water off site as quickly as possible.

SuDs offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity. The range of SuDs techniques available means that a SuDs approach in some form will be applicable to almost any development.

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.

Where SuDs are used, it must be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using

soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.

Provision for long-term maintenance should be provided as part of any SuDs scheme submitted to the LPA.

Note:

Please note that Schedule 3 of the Flood and Water Management Act 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**