

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Louisy-Johnson
FROM:	WSCC – Lead Local Flood Authority
DATE:	6 th August 2021
LOCATION:	Oldlands Farm Newlands Road Bognor Regis PO22 9FJ
SUBJECT:	AL/87/21/PL Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development
RECOMMENDATION:	Advice – More information

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 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 30year and 100year events	Low risk
Comments: Current surface water 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 and mitigation measures proposed for areas at high risk. Reason: NPPF paragraph 163 states – ‘When determining any planning application, local planning authorities should ensure flood risk is not increased elsewhere.’	
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.

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.

Watercourses nearby?	Yes
Comments: Current Ordnance Survey mapping shows ordinary watercourses running across and adjacent to the development site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around or across 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.	

Records of any surface water flooding within the site?	Yes
Comments: The development site is linked to the Lidsey Rife which outfalls into the sea at Felpham. This outfall, twice a day, becomes tide locked resulting in the local rife network backing up and flooding the flood plain during very wet periods.	

Future development - Sustainable Drainage Systems (SuDS)

The Drainage Strategy included with this application proposes that attenuation measures would be used to control the surface water runoff from the site.

The LLFA agree with the recommendations and requests for further information from the Herrington Consulting report, which has been commissioned by Arun District Council.

The EA and Network Rail should be consulted with regards to flood risk associated with this site.

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