

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

DATE: 20th September 2018

FROM: Kevin Brook

**TO: Arun District Council
FAO: Mrs A Gardner**

PLANNING REFERENCE: A/114/18/PL

LOCATION: Broadlees, Dappers Lane, Angmering, West Sussex, BN16 4EN

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 detailed 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

Current surface water flood risk based on 30year and 100year events	Low risk.
Comments: Current surface water mapping shows that the proposed site is at low risk from surface water flooding although the carriageway west to the site is shown as being at higher risk. 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 163 states – ‘When determining any planning application, 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 ground water flood risk susceptibility	Low/moderate risk
Comments: The area of the proposed development is shown to be at low/moderate risk from ground water flooding based on the current mapping. 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 local flooding?	No
Comments: We do not have any records of historic flooding within the confines of the proposed site although incidents have been recorded elsewhere within Angmering including Water Lane. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA.	

Ordinary watercourses nearby?	Yes.
Comments: Current Ordnance Survey mapping shows the Black Ditch approximately 30m south of the proposed development area. 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. No development should take place within 5m of any ordinary watercourse. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District or Borough Council.	

Future development - Sustainable Drainage Systems (SuDs)

The Surface Water Drainage Strategy/FRA included with this application confirms that a permeable paving/infiltration would be used to restrict the run off from the development. This would, in principle, meet the requirements of the NPPF, PPG and associated guidance documents.

It is recommended that this application be reviewed by the District Council Drainage Engineer to identify site specific land use considerations that may affect surface water management and for a technical review of the drainage systems proposed.

The EA should be consulted due to the close proximity of the Black Ditch.

Development should not commence until finalised detailed surface water drainage designs 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