

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

**DATE: 15th February 2017**

**FROM: Kevin Brook**

**TO: Arun District Council**

**FAO: Mr D Innes**

**SUBJECT: A/11/17/OUT**

**LOCATION: Land south of New Road (A259) and East of Brook Lane, Angmering**

**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 (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 comments of the LLFA relating to surface water drainage and flood risk for the proposed development and any associated observations and advice.

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| Current surface water flood risk based on uFMfSW for 30year and 100year events:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Low risk. |
| <p>Comments:</p> <p>Current uFMfSW mapping shows the proposed site to be at 'Low' risk from surface water flooding.</p> <p>Any existing surface water flow paths across the site must be maintained.</p> <p>Reason: NPPF paragraph 103 states – 'When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere..'</p> <p>Therefore, a wholesale site level rise via the spreading of excavated material should be avoided. Any excavated material kept on site should be located in areas designed and designated for that purpose.</p> |           |

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| Current ground water flood risk based on ESI Ground Water mapping:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Moderate risk |
| <p>Comments:</p> <p>The area of the proposed development is shown to be at 'Moderate risk' from ground water flooding on the current ESI maps.</p> <p>Where the intention is to dispose of surface water via infiltration / soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.</p> <p>Ground water contamination and Source Protection Zones.</p> <p>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.</p> |               |

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| Records of any ordinary watercourses or culverted watercourses within or in close vicinity to the site:                | Yes. |
| <p>Comments:</p> <p>The site has a major watercourse running along its southern boundary, adjacent to the railway.</p> |      |

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| Future maintenance of this importance watercourse should be highlighted at the planning stage and included within any landscape maintenance plans for this site. |
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| Records of any historic flooding within the confines of or near to the proposed site: |
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| None. |
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| Comments: |
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| We do not have any records of historic flooding within the confines or in close proximity 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. |
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| Existing highway drainage in the vicinity to the site: |
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| Yes. |
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| Comments: |
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| The adjacent road, junction of A259 / Brook Lane, has a positive highway drainage system. |
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### **Future development - Sustainable Drainage Systems (SuDs)**

The FRA included with this application confirms that permeable paving and below ground attenuation with a restricted outfall to the watercourse would be used to control the run off from the development to pre-development Greenfield run-off rates. If, after winter groundwater monitoring has taken place, infiltration is proved not to be feasible this method, in principle, would meet the requirements of the NPPF, PPG and associated guidance documents.

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**