

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

DATE:24/09/2015

FROM: Glen Westmore

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

PLANNING REFERENCE: A/121/15/PL

Proposal Demolition of existing stables & storage buildings & erection of 2 No. two bedroom holiday cottages & barn & associated sand school. This application is a Departure from the Development Plan.

Location Herons Farm Dappers Lane Angmering 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, advice and conditions.

Flood Risk Summary

Modelled surface water flood risk	Low risk.
<p>Comments:</p> <p>Current uFMfSW mapping shows that the proposed site is at 'Low risk from surface water flooding.</p> <p>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. However the surface water management strategy should consider this risk and any suitable mitigation measures if appropriate.</p> <p>Any existing surface water flow paths across the site should be maintained or appropriate mitigation strategies proposed.</p>	
Modelled ground water flood risk susceptibility	Low risk
<p>Comments:</p> <p>The area of the proposed development is shown to be at 'low risk' from ground water flooding based on the current mapping.</p> <p>This means the general geology in the area may not be suitable for infiltration / soakaways. 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 the methodology set out in BRE Digest 365 or equivalent.</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>	
Records of any historic local flooding?	No

Comments:

We have been advised of no records of historic local flooding on this site. This does not mean that the site has not flooded just that no records are held for this area.

Ordinary watercourses nearby?

No

Comments:

Current Ordnance Survey mapping shows no ordinary watercourses within the proposed development area.

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.

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.

Is development within Flood Zone 2 or 3?

No

Comments:

Environment Agency mapping shows that this site is in Flood Zone 1.

Future development - Sustainable Drainage Systems (SuDs)

The proposed surface water drainage strategy of infiltration to soakway *is* acceptable under the NPPF and associated SuDS guidance.

Detailed designs of the soakway have not been submitted, if approved at outline stage, the proposal should be subject to the following condition:

Development should not commence until finalised detailed surface water drainage designs for the site, based on sustainable drainage principles and an assessment of hydrological and hydro geological context of 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 30% for climate change, critical storm will not exceed the greenfield run-off from the current site following the corresponding rainfall event.

If the intention is to dispose any surface water via infiltration (e.g. soakaways or porous surfaces), this should be shown to be suitable through an appropriate assessment carried out under BRE Digest 365 (or equivalent) before any conditions are discharged.

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 details before the development is completed.

Reason: to meet the requirements of the NPPF and ensure Surface Water Drainage is adequately managed.

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.

**Glen Westmore
Flood Risk Management Team**