

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

DATE: 9th October 2017

FROM: Kevin Brook

**TO: Arun District Council
FAO: Mr D Easton**

PLANNING REFERENCE: A/169/17/OUT

LOCATION: Land west of, Brook Lane and South of A259, Angmering, BN16 3JL

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, recommendations and advice.

Flood Risk Summary

Modelled surface water flood risk	Low risk
Comments: Current uFMfSW mapping shows the majority of the proposed site is at low risk from surface water flooding. Some areas of higher risk are shown within the site and these are associated with the watercourses running across the site. 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.	
Modelled groundwater flood risk susceptibility	Moderate risk
Comments: The area of the proposed development is shown to be at moderate 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. 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 flooding within the site?	No
Comments: 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.	

Ordinary watercourses nearby?	Yes
Comments: Current Ordnance Survey mapping shows an ordinary watercourses running across the proposed development area as well as a 'Main River'. Other local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around or near to the site. 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 Council.	

Future development - Sustainable Drainage Systems (SuDs)

The Flood Risk Assessment included with this application proposes that permeable paving, attenuation via ponds and below ground storage with restricted discharge to the watercourse would be used to control the surface water runoff from the site in line with existing Greenfield run-off rates. Subject to infiltration testing/groundwater monitoring, this method would in principle, meet the requirements of the NPPF, PPG and associated guidance documents.

When determining Greenfield runoff rates, the total site area should be used i.e. the whole area within the red line boundary being considered for planning and development not just the developable/impermeable area.

The EA should be consulted with respect to the Main River.

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