

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC – Lead Local Flood Authority
DATE:	8th February 2021
LOCATION:	Pound Place Roundstone Lane Angmering BN16 4AL
SUBJECT:	A/3/21/PL Erection of a 74-bed care home (C2 residential institution) with car parking, landscaped gardens & access from Roundstone Lane. (resubmission following A/9/19/PL). This site is in CIL Zone 2 (Zero Rated) as other development
RECOMMENDATION:	Advice – No objection

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	Moderate risk
Comments: Current mapping shows the majority of the site is at a low risk from surface water flooding. Some higher risk exists in the north east corner of the site and on Roundstone Lane adjacent to 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. 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. 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.

Ordinary Watercourses nearby?	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourse near 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?	No
Comments: We do not have any records of surface water flooding within the confines of the proposed site. This should not be taken that the site itself has never suffered from flooding, only that it has never been reported to the LLFA.	

Future development - Sustainable Drainage Systems (SuDS)

Although no Flood Risk Assessment and Drainage Strategy are included with this application, the drainage strategy for A/9/19/PL has been previously agreed and remains the same for this application/development.

Kevin Brook
Flood Risk Management Team