

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC – Lead Local Flood Authority
DATE:	16 th June 2020
LOCATION:	Land at Dappers Lane Angmering
SUBJECT:	A/76/20/PL 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way
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	Low risk
Comments: Current surface water mapping shows that the proposed site is at low risk from surface water flooding. However, it should be noted that Dappers Lane itself is an area at risk from surface water flooding and it acts as a natural flow route for surface water from the field to the north east of the proposed development. 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	Low risk

Comments:

The area of the proposed development is shown to be at low 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?	Yes
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Comments:

Current Ordnance Survey mapping shows an ordinary watercourse running adjacent to the 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 flooding within the site?	No
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Comments:

We do not have any records of surface 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.

We are aware that Dappers Lane has suffered from surface water flooding a number of times during the last decade. The flow of surface water flowed south into Water Lane towards Angmering village square.

Future development - Sustainable Drainage Systems (SuDS)

The FRA/Drainage Strategy included with this application state that permeable paving, attenuation pond with a discharge to the watercourse would be used to control the surface water runoff from the site.

The District Council Drainage Engineer may want to review this application to identify if there are any local site specific land use considerations that may affect surface water management and for a technical review of the drainage systems proposed.

This development should include a contribution to the Angmering FAS via S106 agreement. Separate correspondence confirming this.

All works to be undertaken in accordance with the LPA agreed detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles.

The maintenance and management of the SUDs system should be 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