

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC – Lead Local Flood Authority
DATE:	29 th December 2021
LOCATION:	The Cottage Shripney Road Bognor Regis PO22 9PA
SUBJECT:	BE/176/21/PL Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan
RECOMMENDATION:	Advice – More Information Required

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 surface water mapping shows that the site itself is at low risk from surface water flooding. Higher risk exists along the carriageway, adjacent to the site, including the access 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?	Yes
Comments: Current Ordnance Survey mapping shows an ordinary watercourse in close proximity 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 historic flooding within the site?	No
Comments: We do not have any records of historic 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. Locations on Shripney Road have experienced from historic surface water flooding.	

Future development - Sustainable Drainage Systems (SuDS)

The Drainage Strategy included with this application state that permeable paving and below ground attenuation with a restricted discharge to the watercourse would be used to control the surface water runoff from the site.

We support the District Drainage Engineers comments requesting further information to be provided.

In addition, the LLFA request that, in a Flood Risk Assessment be provided as part of this application. The access to the site is shown to be at high risk from surface water flooding according to the EA's Surface Water Flood Maps.

Therefore, although the site is less than 1 ha and in Flood Zone 1, it has been identified that it could be affected by sources of flooding other than rivers and the sea and, as such, a Flood Risk Assessment should be provided. This Flood Risk Assessment should demonstrate that a safe route of access and egress can be obtained from this site.

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