

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 21 January 2021 15:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/155/20/EIS - Land North of Barnham Road, Eastergate.

Please upload onto Ocella the email below and the attachment which is the consultation response from the **Lead Local Flood Authority to BN/155/20/EIS**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Kevin Brook [REDACTED]
Sent: 21 January 2021 14:06
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Ray Drabble [REDACTED]
Subject: RE: BN/155/20/EIS - Land North of Barnham Road, Eastergate.

Hi Michael,

Please see our response to this scoping opinion attached.

Many thanks

Kevin Brook
Principle Engineer (Flood Risk Management)
Lead Local Flood Authority
Highways, Transport and Planning
West Sussex County Council

 CALL  IM  EMAIL

Location: Western Area Office, Drayton Depot, Drayton Lane, Drayton, Chichester, PO20 2AJ

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Chichester District Council FAO: Michael Eastham
FROM:	WSCC – Lead Local Flood Authority
DATE:	21 st January 2021
LOCATION:	Land North of Barnham Road Eastergate
SUBJECT:	BN/155/20/EIS Scoping opinion for up to 600 residential dwellings and care home
RECOMMENDATION:	Advice

West Sussex County Council (WSCC), in its capacity as the Lead Local Flood Authority (LLFA), has been consulted on the scoping report in respect of surface water drainage.

Flood Risk Summary

Current surface water flood risk based on 30year and 100year events	Low risk
Comments: Current surface water mapping shows that the majority of proposed site is at low risk from surface water flooding. 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 ordinary watercourses 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 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.

Future development - Sustainable Drainage Systems (SuDS)

When considering the drainage strategy for this site, it is recommended that a holistic master planning approach be taken so this and other BEW sites, including the new A29 route, can achieve an optimal comprehensive drainage strategy for this area.

Please refer to the West Sussex LLFA Policy for the Management of Surface Water https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf along with our guide for master planning sustainable drainage into developments 'Water. People. Places.'
https://www.westsussex.gov.uk/media/2270/suds_design_guidance.pdf

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