

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC – Lead Local Flood Authority
DATE:	15 th September 2020
LOCATION:	Garth House High Street Bognor Regis PO21 1HQ
SUBJECT:	BR/122/20/OUT Outline application with some matters reserved for demolition of Garth House and West View to be replaced with 20No. self contained apartments consisting of 10 No. 1 bed and 10 No. 2 bed apartments
RECOMMENDATION:	Advice – More information

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. 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 site boundary.	

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 this site has never suffered from flooding, only that it has never been reported to the LLFA.	

Future development - Sustainable Drainage Systems (SuDS)

No Flood Risk Assessment or Drainage Strategy has been provided for this application. The Surface Water Drainage Statement/Application Form states that the existing surface water sewer would be used to dispose the site's surface water run-off.

In line with Defra's non-statutory technical standards for sustainable drainage systems, for a brownfield site such as this, the peak runoff rate and runoff volume should be as close as reasonably practicable to the Greenfield runoff rate/volume from the development for the same rainfall event. If this is not possible, significant betterment, at least 50% reduction in rate from the peak pre-redevelopment rate, should be achievable.

Please refer to our Policy for the Management of Surface Water https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf

Further information should be provided, confirming that run-off rates will be reduced in line with the above.

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

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