

**WEST SUSSEX COUNTY COUNCIL
FLOOD RISK MANAGEMENT CONSULTATION**

DATE: 9th July 2018

FROM: Kevin Brook

**TO: Arun District Council
FAO: Mrs A Gardner**

PLANNING REFERENCE: CM/16/18/PL

LOCATION: Land To The Rear of Bairds Farm Shop, Crookthorn Lane, Climping

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

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 detailed 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 the majority of site to be 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 must be maintained. Reason: NPPF paragraph 103 states – ‘When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere..’ Therefore, a wholesale site level rise via the spreading of excavated material should be avoided.	

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.	

Records of any historic flooding within or within close proximity of the site	No
Comments: We have no records of historic surface water flooding within the confines of the proposed site. This should not be taken that this site itself has never suffered from flooding, only that it has never been reported to the LLFA.	

Ordinary watercourses nearby	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourses within or close to the site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around 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.	

Future development - Sustainable Drainage Systems (SuDs)

The FRA/Drainage Strategy included with this application proposes that green roofs, below ground attenuation and a surface water pumping station would be used to control the surface water runoff from the site.

The FRA states that there is no infiltration potential for the site. Full ground investigation (winter groundwater monitoring), in consultation with the District Council Drainage Engineer, would be required to determine whether infiltration methods are possible.

It is recommended that this application be reviewed by the District Council Drainage Engineer to identify any site specific land use considerations that may affect surface water management and for a technical review of the drainage systems proposed including the surface water pumping station as this is not considered a sustainable option.

Following the SuDS hierarchy and the spirit of SuDS implementation, betterment for surface water systems on the new developments should be sought. This could include retention at source through permeable paving and swales prior to disposal to reduce peak flows. SuDS landscaping, could significantly improve the local green infrastructure provision and biodiversity impact of the developments whilst having surface water benefits too.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SuDS system is 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
Flood Risk Management Team