WEST SUSSEX COUNTY COUNCIL **DATE: 06/02/2017**
FLOOD RISK MANAGEMENT CONSULTATION

FROM: **Kevin Brook** **TO: Arun District Council**
FAO: Claire Potts

PLANNING REFERENCE: CM/1/17/OUT

LOCATION: Land West of, Church Lane & South of Horsemere Green Lane, Climping

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**	X	**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, advice and conditions.

Flood Risk Summary

Modelled surface water flood risk	Low risk

Comments:

Current uFMfSW mapping shows the majority of 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. However the surface water management strategy should consider this risk and any suitable mitigation measures if appropriate.

Any existing surface water flow paths across the site should be maintained or appropriate mitigation strategies proposed.

Modelled ground water flood risk susceptibility	Moderate risk

Comments:

The area of the proposed development is shown to be at moderate risk from ground water flooding based on the current mapping.

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 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. Records show that other locations within Horsemere Green have experienced flooding.

Ordinary watercourses nearby?	Yes

Comments:

Current Ordnance Survey mapping shows no ordinary watercourses within the boundary of the proposed development area although there does appears to be some within 150m of the site.

Local or field boundary ditches, not shown on Ordnance Survey mapping, may exists around the site. If present these should be maintained and highlighted on future plans.

No development should take place within 5m of any ordinary watercourse. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District or Borough Council.

Future development - Sustainable Drainage Systems (SuDs)

The FRA/Surface Water Drainage Assessment included with this application proposes that, above ground attenuation would be used as the primary method to restrict the run off from the development to existing Greenfield run-off rates. Should infiltration not be possible this would, in principle, meet the requirements of the NPPF, PPG and associated guidance documents.

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