

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSSC – Lead Local Flood Authority
DATE:	11 th May 2021
LOCATION:	Land South Of The Littlehampton Academy Fitzalan Road Littlehampton BN17 6ED
SUBJECT:	LU/116/21/PL Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works. This site is in CIL Zone 4 (Zero Rated)
RECOMMENDATION:	Advice – More Information Required

West Sussex County Council (WSSC), 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 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. 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.	

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.

Watercourses nearby?	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourses running near the site.	

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

Future development - Sustainable Drainage Systems (SuDS)

The FRA and Drainage Strategy shows that permeable paving, rain garden, bioretention areas, below ground attenuation with a restricted discharge to the combined sewer would be used to control the surface water from this development.

Further information is required to show that the drainage hierarchy has been fully followed. In January 2021 Paul Cann, the District Council's Principle Drainage Engineer, requested full winter groundwater monitoring to take place between October and March and should the results show that infiltration was deemed not possible, further discussion between Paul and the consultant would be required.

Discharge to a combined sewer should only be considered where there are absolutely no other options, and only where agreed in advance with the relevant sewerage undertaker.

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

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