

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

DATE: 11th May 2017

FROM: Kevin Brook

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

PLANNING REFERENCE: LU/117/17/PL

SITE: Formerly 'The Tap and Barrel', 2-13 Duke Street, Littlehampton, West Sussex, BN17 6EU

RECOMMENDATION:

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

West Sussex County Council (WSSCC), 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 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 or appropriate mitigation strategies proposed.	
Modelled ground water flood risk susceptibility	High risk
Comments: The area of the proposed development is shown to be at 'high risk' from ground water flooding based on the current mapping. This risk and appropriate mitigation should be considered in any future designs especially with regard to underground structures and utilities. 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 local flooding?	No
Comments: We do not have any records of historic flooding within the confines of the proposed site or in close proximity to the site. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA.	

Ordinary watercourses within the site?	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourse within the proposed development area. 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.	

Future development - Sustainable Drainage Systems (SuDs)

No drainage information has been provided as part of this application. The application form states that the surface water would be disposed via 'Main Sewer'.

This method would not meet the requirements of the NPPF, PPG and associated guidance documents. Government policy set out in paragraph 103 of the NPPF expects LPAs to give priority to the use of SuDs in determining planning applications.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SuDs approach beginning with infiltration where possible e.g. soakaways or infiltration trenches.

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 1 in 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