

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

DATE: 4th July 2017

FROM: Kevin Brook

**TO: Adur District Council
FAO: Andrew Wood**

REFERENCE: LU/162/17/PL

**LOCATION: Land North & West of Toddington Farm Cottages Toddington Lane
Wick Littlehampton BN17 7PP**

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 and advice.

Current surface water flood risk based on uFMfSW:	Low risk
Comments: Current uFMfSW mapping shows the site is at a low risk from surface water flooding although higher risk is showing on the carriageway to the east of the site approximately where the site's access is proposed. 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. Any excavated material kept on site should be located in areas designed and designated for that purpose.	

Modelled groundwater flood hazard classification:	Moderate risk
Comments: The proposed development site is shown to be at moderate risk from groundwater flooding. 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 ordinary/culverted watercourses within or in close vicinity to the site:	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourses within the site boundary. 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. No development should take place within 5m of any ordinary watercourse and access of future maintenance must be considered during planning. 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.	

Records of any historic flooding within the site or within close vicinity to 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.	

Future development - Sustainable Drainage Systems (SuDs)

The Foul and Surface Water Drainage Assessment included with this application proposes that infiltration tanks and soakaways would be used to restrict the runoff from the development. This method 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 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 should 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 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