

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

DATE: 15th December 2017

FROM: Kevin Brook

TO: Arun District Council

FAO: Mrs A Gardner

PLANNING REFERENCE: LU/376/17/OUT

LOCATION: The Bungalow, Southdown Nursery, Old Mead Road, Littlehampton, West Sussex, BN17 7PU

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 comments of the LLFA relating to surface water drainage and flood risk for the proposed development and any associated observations and advice.

Flood Risk Summary

Modelled surface water flood risk	Low risk
Comments: Current uFMfSW 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 must be maintained or appropriate mitigation strategies proposed. 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 ground water flood risk susceptibility	High risk
Comments: The majority of the proposed development is shown to be at high risk from ground water flooding based on the current mapping. Where the intention is to dispose of surface water via infiltration/soakaway, these should be shown to be suitable through an appropriate assessment carried out under the methodology set out in BRE Digest 365 or equivalent. 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 flooding of the site?	Yes
Comments: We have one record of historic surface water flooding in relation to the proposed site. The description for this record states 'Southdown Nursey and gardens (6) flooded due to insufficient fall from land to the Black Ditch, the north end of Eel Springs Ditch is culverted (see IDD file) and possibly the IL should have been 300mm lower - pumping station could remedy the situation'. Unfortunately we do not have an accurate date or any other information for this record as this data was supplied by the Environment Agency. Please contact them direct for further information on this and potentially other incidences of flooding relating to the Black Ditch.	

Watercourses nearby?	Yes
Comments: Current Ordnance Survey mapping shows the Black Ditch running to the north of the proposed 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 for this application proposes that Sustainable Drainage techniques (swales, detention basin, rain garden, French drains) would be used to control the surface water run-off from this development to Greenfield rates. The Preliminary Drainage Strategy Layout in Appendix 10 only shows a rain garden/basin as part of the design.

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. Infiltration methods should be explored for the whole site before being discounted.

The Environment Agency should be consulted due to the tidal flood risk (Flood Zone 3)/proximity to the Black Ditch.

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