

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

DATE: 6th August 2015

FROM: Glen Westmore

TO: Arun District Council
FAO: Simon Davis

SUBJECT: P/58/15/OUT

LOCATION: Land at, Summer Lane, Pagham, PO21 4NG

PROPOSAL: Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space.

RECOMMENDATION:

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

West Sussex County Council (WSCC), in its capacity as the Lead Local Flood Authority (LLFA), has been consulted on the above proposed development with respect to surface water drainage. The following is the detailed comments of the LLFA relating to surface water flood risk for the proposed development and any associated observations, advice and conditions.

Surface water, Groundwater and Ordinary Watercourse flood risk

From the mapping and historic records we hold, the site doesn't not appear to be at risk from surface water or ordinary watercourse flood risk. We hold one record of historic flood events near this location, from 1998, this is recorded as being due to inadequate culverts being laid in a previous development and has been rectified as far as we are aware. This information does not mean the site itself has not flooded in the past or will not do so in the future; only that we hold no records that indicate that this is likely.

As noted in the FRA there is some risk from fluvial flooding in the north eastern corner of the site but as development is proposed to be located away from this risk this meets the sequential test of the NPPF.

The area of the proposed development is shown to be at 'High risk' from ground water flooding based on the current mapping, and underlying geology; this should be considered by the developer and appropriate mitigation considered especially where any underground structures or utilities are proposed.

This means the general geology in the area may also be suitable for infiltration / soakaways. Where the intention is to dispose of surface water via infiltration/soakaway, these should be shown to work 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.

Sustainable Drainage Systems (SuDs)

The proposed surface water drainage approach (attenuation and discharge to watercourses) generally appears to meet the requirements of the NPPF, PPG and associated guidance documents. Final detailed designs of the surface water systems have not yet been submitted.

Whilst at outline planning submission some of the details may not be well developed, the suggested discharge rate restrictions (using Qbar set at 13 l/s) does not appear to align with the defra Non-statutory technical standards for sustainable drainage systems document that states:

Peak flow control

S2 For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

As no detailed plans have been submitted, if approved at outline stage, the proposal should be subject to the following condition:

Development should not commence until finalised detailed surface water drainage designs for the site, based on sustainable drainage principles and an assessment of hydrological and hydro geological context of 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 30% for climate change, critical storm will not exceed the greenfield run-off from the current site following the corresponding rainfall event.

As the intention is to dispose any surface water via infiltration (e.g. soakaways porous surfaces), this should be shown to be suitable through an appropriate assessment carried out under BRE Digest 365 (or equivalent) before any conditions are discharged.

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 details before the development is completed.

Reason: to meet the requirements of the NPPF and ensure Surface Water Drainage is adequately managed.

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.

**Glen Westmore
Flood Risk Management Team**