

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr A Wood
FROM:	WSCC – Lead Local Flood Authority
DATE:	14 th June 2021
LOCATION:	117 Sea Lane Rustington BN16 2RU
SUBJECT:	R/108/21/PL Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings
RECOMMENDATION:	Advice – More information Required

West Sussex County Council (WSCC), 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 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	Moderate risk
Comments: The area of the proposed development is shown to be at moderate 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. 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.	

Watercourses nearby?	No
Comments: Current Ordnance Survey mapping shows no ordinary watercourse close to the development site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around or across 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.	
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)

No FRA or Drainage Strategy has been included with this application. The Application Form states that a 'Existing water course' would be used to control the surface water runoff from the site. This appears to contradict the previous answer on the Application Form which states that the site is not within 20m of a watercourse.

Further clarification, with regards to how this site is currently drained and the proposed future drainage arrangements, is required.

Please refer to the West Sussex LLFA Policy for the Management of Surface Water https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf as well as the Arun District Council Surface Water Drainage Proposals Checklist <https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n14646.pdf&ver=17573>

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