

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>             | Arun District Council<br>FAO: Anita Gardner                                                                                                                                   |
| <b>FROM:</b>           | WSSC – Lead Local Flood Authority                                                                                                                                             |
| <b>DATE:</b>           | 30 <sup>th</sup> November 2020                                                                                                                                                |
| <b>LOCATION:</b>       | Lower Farm Yapton Lane Walberton BN18 0AS                                                                                                                                     |
| <b>SUBJECT:</b>        | WA/62/20/PL<br><br>Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (Zero Rated) as other development |
| <b>RECOMMENDATION:</b> | Advice – More information                                                                                                                                                     |

West Sussex County Council (WSSC), 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

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| Current surface water flood risk based on 30year and 100year events                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Low risk  |
| <p>Comments:</p> <p>Current surface water mapping shows that the proposed site is at low risk from surface water flooding.</p> <p>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.</p> <p>Any existing surface water flow paths across the site should be maintained and mitigation measures proposed for areas at high risk.</p> <p>Reason: NPPF paragraph 163 states – ‘When determining any planning application, local planning authorities should ensure flood risk is not increased elsewhere.’</p> |           |
| Modelled groundwater flood hazard classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | High risk |
| <p>Comments:</p> <p>The area of the proposed development is shown to be at high 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.</p> <p>Ground water contamination and Source Protection Zones.</p> <p>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.</p>                                                        |           |

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| Ordinary Watercourses nearby?                                                                                                                                                                                                                                                                                                        | Yes |
| <p>Comments:</p> <p>Current Ordnance Survey mapping shows ordinary watercourses across the boundary of the site.</p> <p>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.</p> |     |
| Records of any surface water flooding within the site?                                                                                                                                                                                                                                                                               | No  |
| <p>Comments:</p> <p>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.</p>                                                                    |     |

### **Future development - Sustainable Drainage Systems (SuDS)**

The Application Form for this application proposes that Sustainable drainage system/Existing water course/Soakaway/Pond/lake would be used to control the surface water from this development.

The Design and Access Statement states that a Flood Risk, Drainage and SuDS Assessment is part of this application although this document could not be found as part of the application submission. Please provide this document.

Following the drainage hierarchy, the disposal of surface water via infiltration/soakaway should be shown to have been fully investigated through an appropriate assessment in conjunction with the District Drainage Engineer.

This application may want to be reviewed by the District Council Drainage Engineer to identify site specific land use considerations that may affect surface water management and for a technical review of the drainage systems proposed.

All works to be undertaken in accordance with the LPA agreed detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles.

The maintenance and management of the SuDS system should be 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**