

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

DATE: 19th July 2017

FROM: Kevin Brook

**TO: Arun District Council
FAO: Simon Davis**

PLANNING REFERENCE: Y/40/17/OUT

LOCATION: Bonhams, Hoe Lane, Bognor Regis, West Sussex, PO22 8NP

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 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 majority of the site is at a low risk from surface water flooding. Some higher risk exists at the south of the site. 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:	High risk
Comments: The proposed development site is shown to be at high risk from groundwater flooding. This risk and appropriate mitigation should be considered in any future designs especially with regard to underground structures and utilities. 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 BRE Digest 365. 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:	Yes
Comments: Current Ordnance Survey mapping shows ordinary watercourses within or in close proximity of the site boundary. Local or field boundary ditches, not shown on Ordnance Survey mapping, may also 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:	Yes
Comments: We are aware that the area adjacent to the site, including Hoe Lane and the A259, has been subject to flooding.	

Future development - Sustainable Drainage Systems (SuDs)

The FRA/Drainage Strategy included with this outline application proposes that permeable paving with a restricted discharge to the northern watercourse will be used to control the runoff from the development to Greenfield run-off rates. Infiltration techniques should be fully explored but these methods 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 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