

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

DATE: 26th July 2017

FROM: Kevin Brook

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

PLANNING REF: Y/44/17/OUT

LOCATION: Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

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 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 for 30year and 100year events:	Low risk
Comments: Current uFMfSW mapping generally shows the majority of the site to be 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. 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 groundwater flood hazard classification (updated):	Moderate/high risk
Comments: The proposed development site is shown to be at moderate/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 watercourses or culverted watercourses within or in close vicinity to the site:	Yes
Comments: Current Ordnance Survey mapping shows an ordinary watercourse running approximately 170m meters from the south western boundary of proposed development site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exists around and across the site. If present these should be maintained and highlighted on future development plans. No development should take place within 5m of any watercourse. 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 Council. Future maintenance and access of a watercourse must be considered during the design and planning process.	

Records of any historic flooding within the confines of the proposed site:	No
Comments: We do not have any records of historic flooding within the confines of the proposed site. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA.	

Future development - Sustainable Drainage Systems (SuDs)

The FRA included with this outline application proposes that filter drains and soakaways be used to restrict the runoff from the development to Greenfield run-off rates. Infiltration techniques should be fully explored for the whole site but these methods would, in principle, meet the requirements of the NPPF, PPG and associated guidance documents.

Arun's Drainage Engineer has suggested possible changes to more suitable techniques and layout for the site.

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