

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

**DATE: 9th August 2017**

**FROM: Kevin Brook**

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

**PLANNING REFERENCE: Y/49/17/OUT**

**LOCATION: Land at Street Buildings, North End Road, Yapton, BN18 0DT**

**RECOMMENDATION:**

|                  |                                     |                     |                                     |                         |                          |
|------------------|-------------------------------------|---------------------|-------------------------------------|-------------------------|--------------------------|
| <b>Advice</b>    | <input checked="" type="checkbox"/> | <b>Modification</b> | <input type="checkbox"/>            | <b>More Information</b> | <input type="checkbox"/> |
| <b>Objection</b> | <input type="checkbox"/>            | <b>No Objection</b> | <input checked="" type="checkbox"/> | <b>Refusal</b>          | <input type="checkbox"/> |

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.

**Flood Risk Summary**

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| Modelled surface water flood risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Low risk |
| <p>Comments:</p> <p>Current uFMfSW mapping shows the majority of the proposed site being 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 must be maintained or appropriate mitigation strategies proposed.</p> <p>Reason: NPPF paragraph 103 states – ‘When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere..’</p> <p>Therefore, a wholesale site level rise via the spreading of excavated material should be avoided.</p> <p>Any existing surface water flow paths across the site should be maintained or appropriate mitigation strategies proposed.</p> |          |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Modelled ground water flood risk susceptibility                                                                                                                                                                                                                                                                                                                                                   | Moderate/high risk |
| <p>Comments:</p> <p>The area of the proposed development is shown to be at moderate/high risk from ground water flooding based on the current mapping.</p> <p>Where the intention is to dispose of surface water via infiltration/soakaway, these should be shown to be suitable through an appropriate assessment carried out under the methodology set out in BRE Digest 365 or equivalent.</p> |                    |

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 historic local flooding?

No

Comments:

We do not have any records of historic flooding either nearby or 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.

Ordinary watercourses nearby?

No

Comments:

Current Ordnance Survey mapping shows no ordinary watercourses within or near to the boundary of the proposed development area.

Local or field boundary ditches, not shown on Ordnance Survey mapping, may 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. 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.

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

The FRA included with this outline application proposes that infiltration/soakaway would be used to restrict the runoff from the development to Greenfield run-off rates. This method 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**