

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

**DATE: 11<sup>th</sup> January 2018**

**FROM: Kevin Brook**

**TO: Arun District Council  
FAO: Mr D Easton**

**PLANNING REFERENCE: Y/92/17/OUT**

**LOCATION: Land east of, Drove Lane, Yapton, BN18 0EB**

**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, recommendations and advice.

**Flood Risk Summary**

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| Current surface water flood risk based on uFMfSW for 30year and 100year events                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Low risk |
| <p>Comments:</p> <p>Current uFMfSW mapping shows the majority of the site to be at low risk from surface water flooding, while a section of Drove Lane is shown to be at higher risk.</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.</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> |          |

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| Modelled groundwater flood hazard classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Moderate/high risk |
| <p>Comments:</p> <p>The area of the proposed development is shown to be at moderate/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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| Records of any historic flooding within the site?                                                                                                                                                                                             | No |
| <p>Comments:</p> <p>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.</p> |    |

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| Ordinary watercourses nearby?                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes |
| <p>Comments:</p> <p>Current Ordnance Survey mapping shows watercourses running near or across the site.</p> <p>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.</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> |     |

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

The FRA included with this application proposes that a combination of permeable paving, below ground cellular storage and detention basin with a controlled discharge to the watercourse would be used to control the surface water runoff from the site.

As indicated by the ADC Drainage Engineer, winter groundwater monitoring should be carried out for the entire site to assess how and where infiltration can be incorporated into the surface water drainage designs.

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 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**