WEST SUSSEX COUNTY COUNCIL **DATE: 09/03/16**
FLOOD RISK MANAGEMENT CONSULTATION

FROM: Kevin Brook **TO: Adur and Worthing Councils**
FAO: Mr Peter Barnett

PLANNING REFERENCE: AWDM/0046/16

Location: Cavell House Middle Road Shoreham-By-Sea West Sussex

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	X
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, advice and conditions.

Flood Risk Summary

Modelled surface water flood risk	Low risk.
Comments: Current uFMfSW mapping shows that the majority of the proposed site is 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 should be maintained or appropriate mitigation strategies proposed.	

Modelled ground water flood risk susceptibility	High risk
Comments: The majority of the proposed development is shown to be at 'high risk' from ground water flooding based on the current mapping. 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. 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 surface water flooding within the confines of the proposed site or nearby. 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 watercourses running near or across the site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exists around the site. If present these should be maintained and highlighted on future plans.	

Future development - Sustainable Drainage Systems (SuDs)

The application form suggests that the surface water from the site will be drained using soakaways and main sewer but no further information (Drainage Strategy/FRA) is included. Government policy set out in paragraph 103 of the NPPF which expects LPAs to give priority to the use of SuDs in determining planning applications. Further support for SuDs is set out in chapter 5 of the Flood Risk Practice Guide.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SuDs approach beginning with infiltration where possible e.g. soakaways or infiltration trenches.

SuDs offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity. The range of SuDs techniques available means that a SuDs approach in some form will be applicable to almost any development.

Where SuDs are used, it must be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.

Provision for long-term maintenance should be provided as part of any SuDs scheme submitted to the LPA.

Development should not commence until finalised detailed surface water drainage designs for the site, based on sustainable drainage principles and an assessment of hydrological and hydro geological context of the development have been approved in writing by the Local Planning Authority.

The drainage strategy should demonstrate that the surface water runoff generated up to and including the 100 year plus 30% for climate change critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Please note that Schedule 3 of the Flood and Water Management Act 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