

WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| TO: | Adur and Worthing Councils FAO: Gary Peck |
| FROM: | WSCC – Lead Local Flood Authority |
| DATE: | 7 th September 2020 |
| LOCATION: | Land North West Of Goring Railway Station Goring Street Worthing West Sussex |
| SUBJECT: | AWDM/1264/20 Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities (Outline with all matters reserved) |
| RECOMMENDATION: | Advice – No Objection |

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 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 30year and 100year events | Low risk |
| <p>Comments:</p> <p>Current surface water mapping shows that the majority of the proposed site is at low risk from surface water flooding although higher risk exists along the northern boundary and in the north west corner of the site.</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 should be maintained and mitigation measures proposed for areas at high risk.</p> <p>Reason: NPPF paragraph 163 states – ‘When determining any planning application, local planning authorities should ensure flood risk is not increased elsewhere.’</p> | |
| Modelled groundwater flood hazard classification | High risk |
| <p>Comments:</p> | |

The area of the proposed development is shown to be at 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.

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.

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| Watercourses nearby? | Yes |
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Comments:

Current Ordnance Survey mapping shows a watercourse (main river) running along the northern boundary of the site.

Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around or across the site. If present these should be maintained and highlighted on future plans.

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| Records of any surface water flooding within the site? | No |
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Comments:

We do not have any records of surface water 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 Flood Risk Assessment and Drainage Strategy for this application proposes that attenuated storage would be provided through permeable paving and above ground features including ponds and wetland with a restricted discharge to the main river would be used to control the surface water from this development.

Due to Flood Zones 2 and 3 being within the site, the EA should be consulted with regards to this development.

All works to be undertaken in accordance with the LPA agreed detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles.

The maintenance and management of the SuDS system should be 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