

DRAINAGE & FLOOD RISK CONSULTATION

PROJECT: Ford Circular Technology Park. Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding and landscape works

Reference:	WSSC/036/20	Recommendation:		
Revision:		Insufficient Information:	Objection:	No Objection:
Date:	23 November 20			X

1 INTRODUCTION

- 1.1 West Sussex County Council (WSSC) Lead Local Flood Authority (LLFA) has been consulted on the above proposed development in respect of drainage & flood risk.
- 1.2 Requirements for information to support a Drainage Strategy / FRA are set out in the West Sussex LLFA Policy for the Management of Surface Water:
https://www.westsussex.gov.uk/media/10391/ws_llfa_policy_for_management_of_surface_water.pdf
- 1.3 The LLFA considers the submitted Drainage Strategy to be essentially compliant with LLFA Policy.

2 FLOOD RISK

- 2.1 The LLFA concurs with the assessment of flood risk set out in the FRA supporting the application.
- 2.2 It is noted that monitoring of groundwater levels during 2019 has shown that groundwater levels of 2.45m below ground level were reached and the decision not to infiltrate surface water is noted in this context.

3 SURFACE WATER

- 3.1 The drainage strategy set out in Drawing No 1620007830-00-00-DR-E-00001 dated June 2020 is essentially compliant with LLFA policy.

- 3.2 The Applicant is pointed to paragraph 5.4.5 and Figure 1 of the LLFA Policy for the Management of Surface Water that requires cellular storage to be designed in such a way that it only fills on a surcharge / backwater basis to avoid the accumulation of silt in the system.

4 FOUL WATER

- 4.1 Foul water connections have not been reviewed as part of this assessment.

5 SUMMARY & CONDITIONS

- 5.1 The surface water flood risk overall is assessed as low for the proposed development. Groundwater levels are considered too close to the surface to permit infiltration.
- 5.2 The LLFA has no objection to the surface water drainage strategy set out in Drawing No 1620007830-00-00-DR-E-00001 dated June 2020 subject to complying with paragraph 5.4.5 of the LLFA Policy for the Management of Surface Water.
- 5.3 It is recommended that the following conditions be applied to the grant of Planning Permission.

- I. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Minerals and Waste Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is capable of being satisfactorily maintained and drained in accordance with LLFA SuDS Policy 6.

- II. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Minerals & Waste planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is capable of being satisfactorily maintained and drained in accordance with LLFA SuDS Policy 6.

R C Drabble
Flood Risk Engineer (Sustainable Drainage)
Residents' Services – Highways and Transport
West Sussex County Council