



## **DRAINAGE & FLOOD RISK CONSULTATION**

**PROJECT:** An application for planning permission for a clay quarry and construction materials recycling facility (CMRF) for CD&E wastes including the use of an existing access from Loxwood Road, the extraction and exportation of clay and restoration using suitable recovered materials from the CMRF to nature conservation interest including woodland, waterbodies and wetland habitats.

Following the submission of this planning application to which an EIA applies, notice is hereby given that further information has been provided under the above provisions in respect of highways, flooding and drainage, air quality, and other consultation responses.

**Reference:** WSCC/030/21

**Revisions:**

**Date:** 3 February 2022

**Recommendation:** More Information Required

References:

- A. Lead Local Flood Authority Response to Scoping Report for Loxwood Clay Pits dated 21 Feb 20.
- B. Lead Local Flood Authority Response to Application WSCC/030/21 dated 12 Aug 21.

### **1 INTRODUCTION**

- 1.1 West Sussex County Council (WSCC) Lead Local Flood Authority (LLFA) has been consulted on the above proposed development in respect of drainage & flood risk.
- 1.2 The LLFA assesses this proposal in line with the adopted West Sussex LLFA Policy for the Management of Surface Water:  
[https://www.westsussex.gov.uk/media/12230/ws\\_llfa\\_policy\\_for\\_management\\_of\\_surface\\_water.pdf](https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf)

- 1.3 The Lead Local Flood Authority (LLFA) commented both on an earlier Scoping Report for Loxwood Clay Pits in February 2020 (Reference A) and subsequently to the planning application in August 2021 (Reference B).

## **1 FLOOD RISK**

- 1.4 The LLFA concurs with the assessment of flood risk set out in the Environmental Statement.

## **2 SURFACE WATER**

- 2.5 The LLFA has insufficient information upon which to assess the management of surface water to ensure compliance with local and national policy.
- 2.6 The LLFA's comments made in Reference B stand. Exceptionally, in view of the relatively low flood risk, the LLFA is prepared for the detailed drainage strategy to form the subject of a pre-commencement condition. Suggested wording is provided below.

*No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The Drainage Strategy is to comply fully with the requirements of the West Sussex LLFA Policy for the Management of Surface Water. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.*

### **REASON**

To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

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Lead Local Flood Authority  
Planning Services  
West Sussex County Council