



## DESIGN CHECK REPORT

**Project: Flood Risk & Drainage Strategy Review – Land south of Boxal Bridge, Northup Field, Kirdford Road, Wisborough Green, West Sussex, RH14 0DD**

Reference: WSCC/083/13/KD13

Revision: 2

Date: 22<sup>nd</sup> October 2013

### 1 General Comments

- 1.1 I can confirm I have **no objections** to the scheme with regards to the drainage and flood risk proposals.
- 1.2 This report has been prepared to review the additional information supplied following the Reg 13 scoping opinion.
- 1.3 Please refer to section 4 for my conclusions and recommendations.

## 2 Surface Water Appraisal

### Flood Risk:

- 2.1 It was concluded previously that the site is located wholly within Flood Zone 1 and the post development classification is compatible to flood zone 1.
- 2.2 A site specific FRA (Flood Risk Assessment) has been supplied by Royal Haskoning DHV dated 23<sup>rd</sup> April 2013. The report is comprehensive and correctly addresses the risk.
- 2.3 The residual issues are with the surface water strategy.

### Ultimate Outfall:

- 2.4 The site is predominantly Greenfield whereby run-off discharges to the ground. Excess flows are likely to flow overland towards the Boxal Brook.
- 2.5 The proposals discussed in item 4 of the report confirms there will be no surface water run-off from the site and storage provision will be allocated accordingly. Furthermore these holding areas will be lined (pollution control) and, where necessary, removed from site via tanker if found to be contaminated.

### Surface Water Catchment:

- 2.6 The proposals have now been expanded to clarify the nature of the hard paved areas providing vehicular access to the site. The access road and some working areas will be impermeable/semi-permeable thus there will be an increase in run-off rates or volumes, however this will be contained within the confines of the site.

## 3 Foul Water Appraisal

### Flood Risk:

- 3.1 The application does not stipulate any foul requirements but it would be beneficial to provide a confirming statement accordingly.

### Ultimate Outfall:

- 3.2 N/A.

### Foul Water Catchment:

- 3.3 N/A.

## 4 Conclusions & Recommendations

- 4.1 The submission provides sufficient information in terms of drainage and flood risk strategy however the criteria must be revised to incorporate the comments within this report.
- 4.2 In summary we will require the following conditions to be applied:

4.2.1 Development shall not begin until a scheme of surface water drainage have been submitted to and approved by the local planning authority. Thereafter, the drainage details shall be implemented in full as approved. Those details shall include:

- Baseline flows in accordance with C697.
- Design for 1:100yr return period.
- Inclusion of 30% peak run-off and 20% additional volume for climate change.
- Consideration of overland flows (pluvial impact).
- Inclusion of pollution/siltation control measures.

4.2.2 Development shall not begin until a scheme of foul water drainage have been submitted to and approved by the Local Planning Authority. Thereafter, the drainage details shall be implemented in full as approved.