

Project Title: **Westergate WTW**

Project No: **24201**

By FDH	Date December 2024	Client STC Contracts	Revision -
-----------	-----------------------	-------------------------	---------------

This technical note has been prepared to accompany a planning application for the proposed PRV building at Westergate WTW. This note should be read in conjunction with the application submission documents.

1.0 Summary of Proposal

The proposal involves the erection of a new PRV building. The site is located at Westergate WTW, Level Mare Lane, Westergate, Chichester, West Sussex, PO20 3SB. The approximate National Grid Reference for the site is SU 93969 06865.

2.0 Flooding from all Sources

The site is shown to be in Flood Zone 1 and is at very low probability of flooding from rivers and the sea as shown on the UK Government flood data in Figure 1. The site is therefore not at risk of flooding from rivers and the sea.

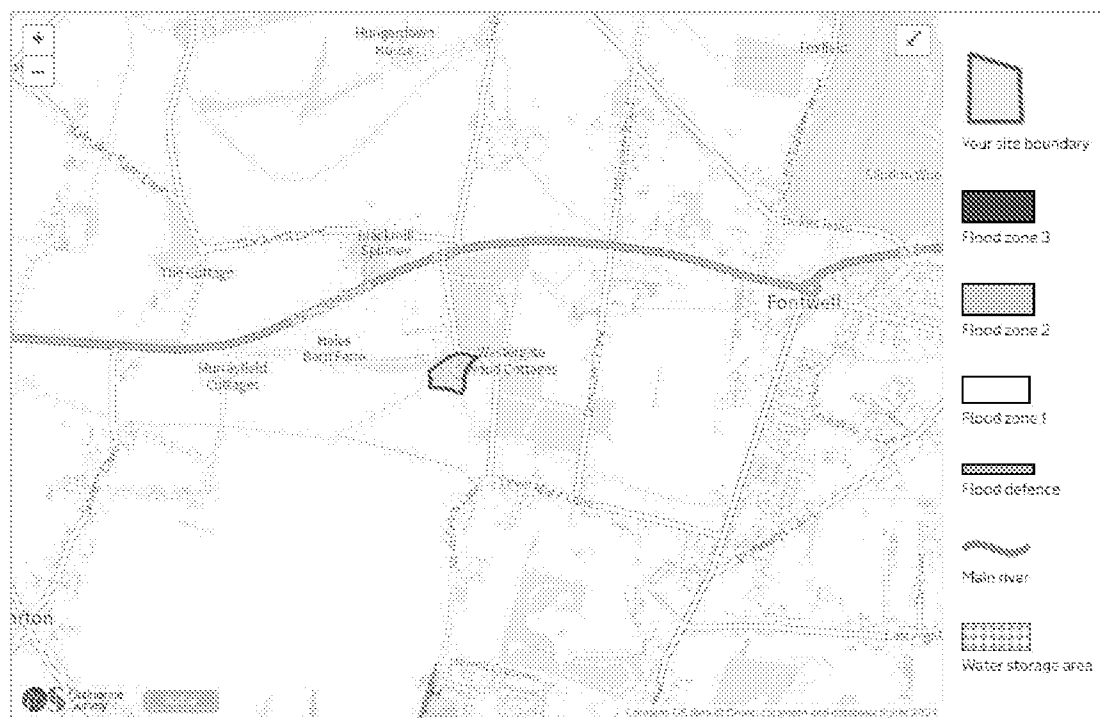


Figure 1: UK Government Indicative Flood Mapping – Rivers and the Sea

The proposed development can be classed as 'Essential Infrastructure' in Flood Zone 1 and is appropriate without requiring the Sequential Test and Exception Test in accordance with National Planning Policy Framework guidance.

The site is not shown to be at risk of flooding from groundwater on the UK Government flood data.

The site is not shown to be at risk of flooding from reservoirs on the UK Government flood data.

The majority of the site is located in an area at very low risk of surface water flooding, although part of the site is shown to be at high risk of surface water flooding on the UK Government flood data in Figure 2.

The areas of the site between low to high risk are shown in the northwest and southwest of the site. The proposed building is located outside of these areas and is at very low risk of surface water flooding.

The mapping indicates an overland flow path which conveys flow from north to south towards a watercourse in the south. Surface water flooding is directed away from the proposed building and therefore considered to not pose any risk to the development site. The site is therefore considered to not be at risk of flooding from surface water.

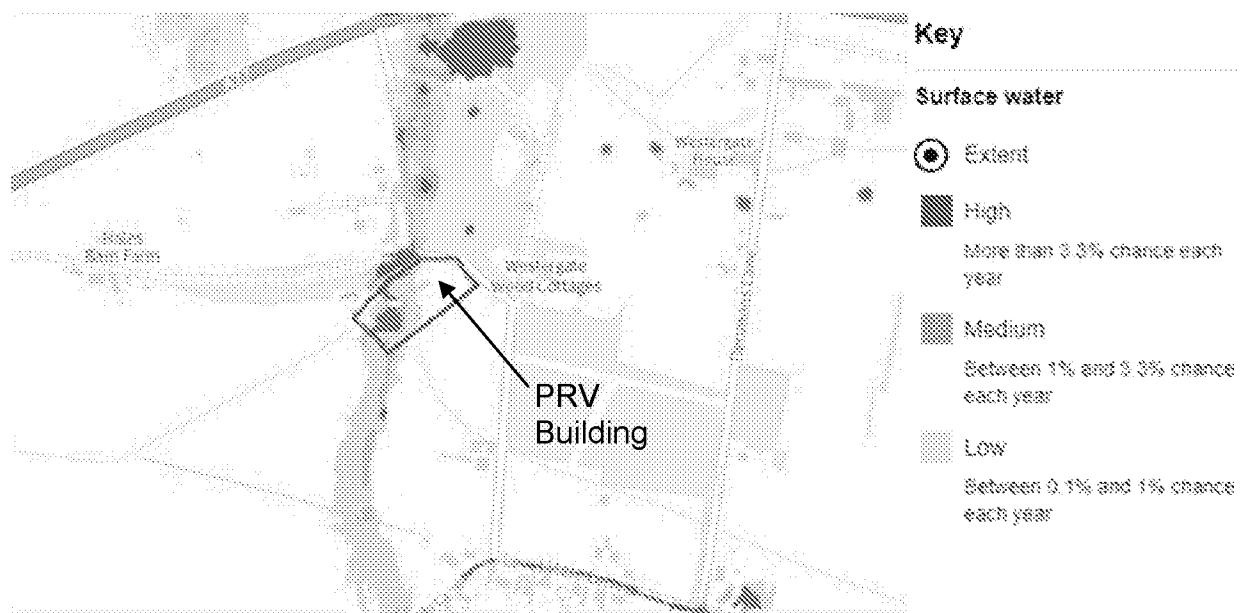


Figure 2: UK Government Indicative Flood Mapping – Surface Water

3.0 Conclusion

This technical note demonstrates that flood risk has been considered when preparing the planning application submission and the site is not at risk of flooding from all sources. The proposals are appropriate in flood risk terms under National Planning Policy Framework guidance, without requiring either the sequential or exception tests.