

Flood map for planning

Your reference
20-016

Location (easting/northing)
507282/103461

Created
28 Jan 2021 13:59

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

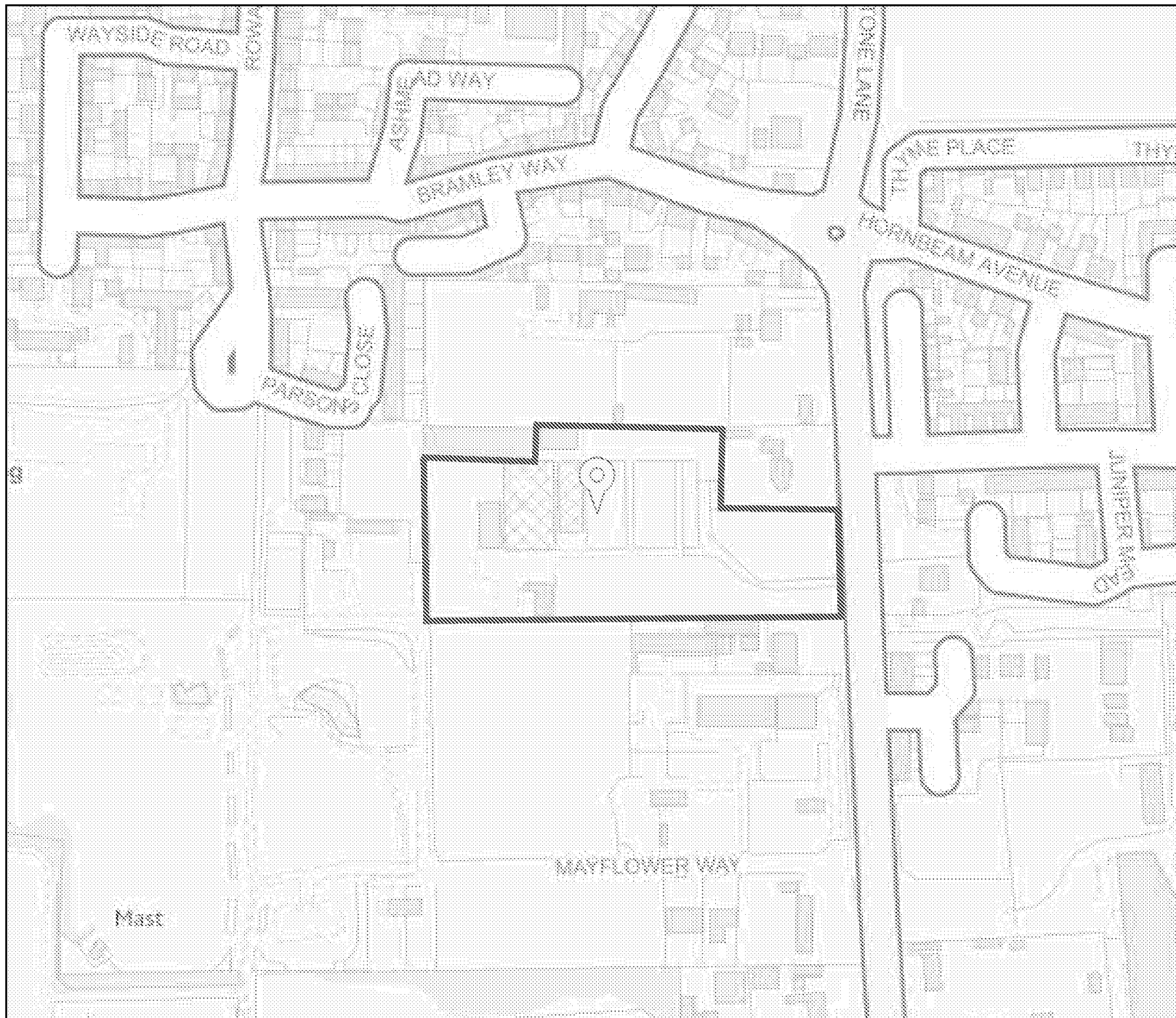
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

20-016

Location (easting/northing)

507282/103461

Scale

1:2500

Created

28 Jan 2021 13:59

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

▼

Location

angmering



Extent of flooding from surface water

- High
- Medium
- Low
- Very low

[View the flood risk information for another location \(/long-term-flood-risk/postcode\)](#)

This information meets the requirements of the EU Floods Directive 2007/60/EC

Learn more about flood risk

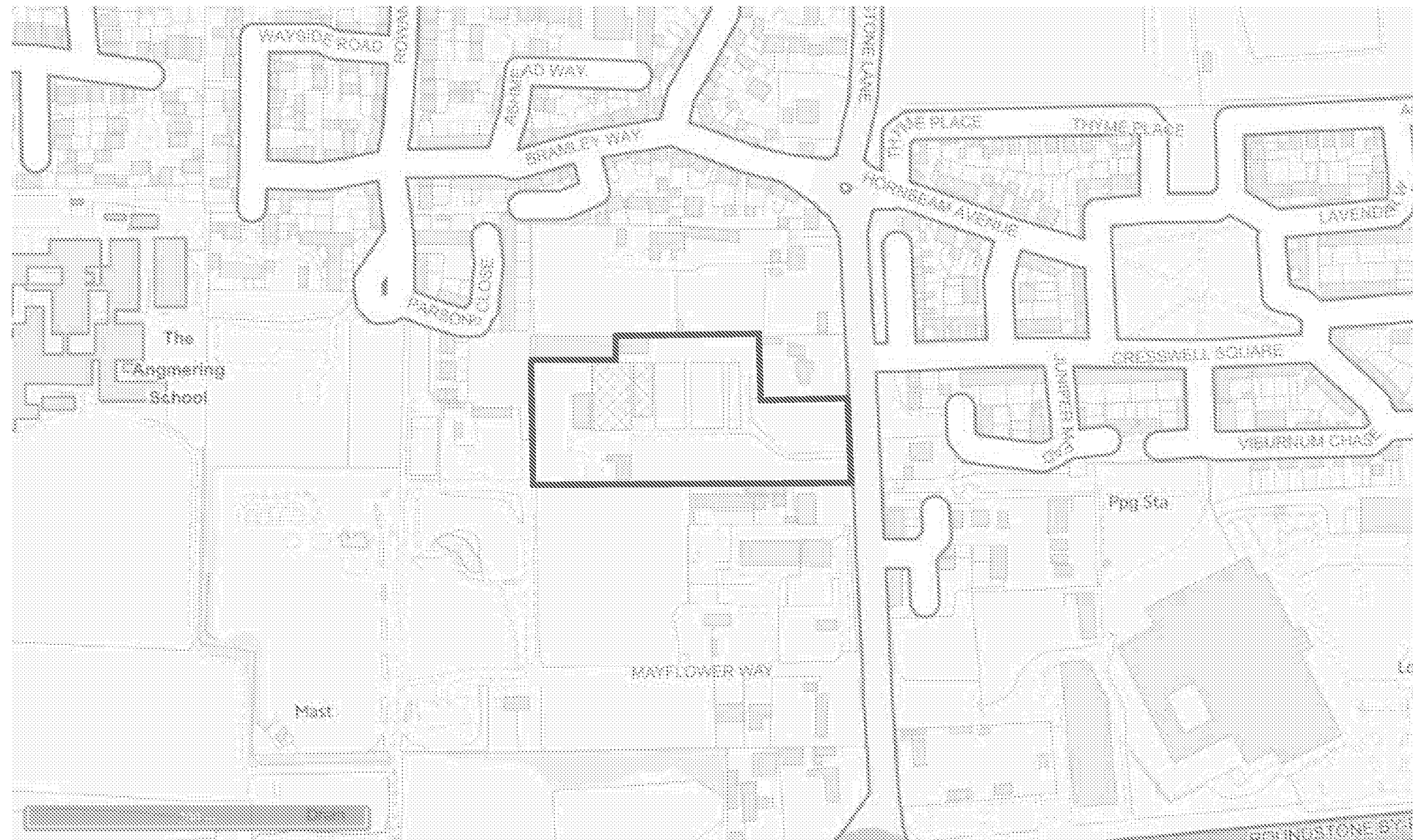
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

angmering

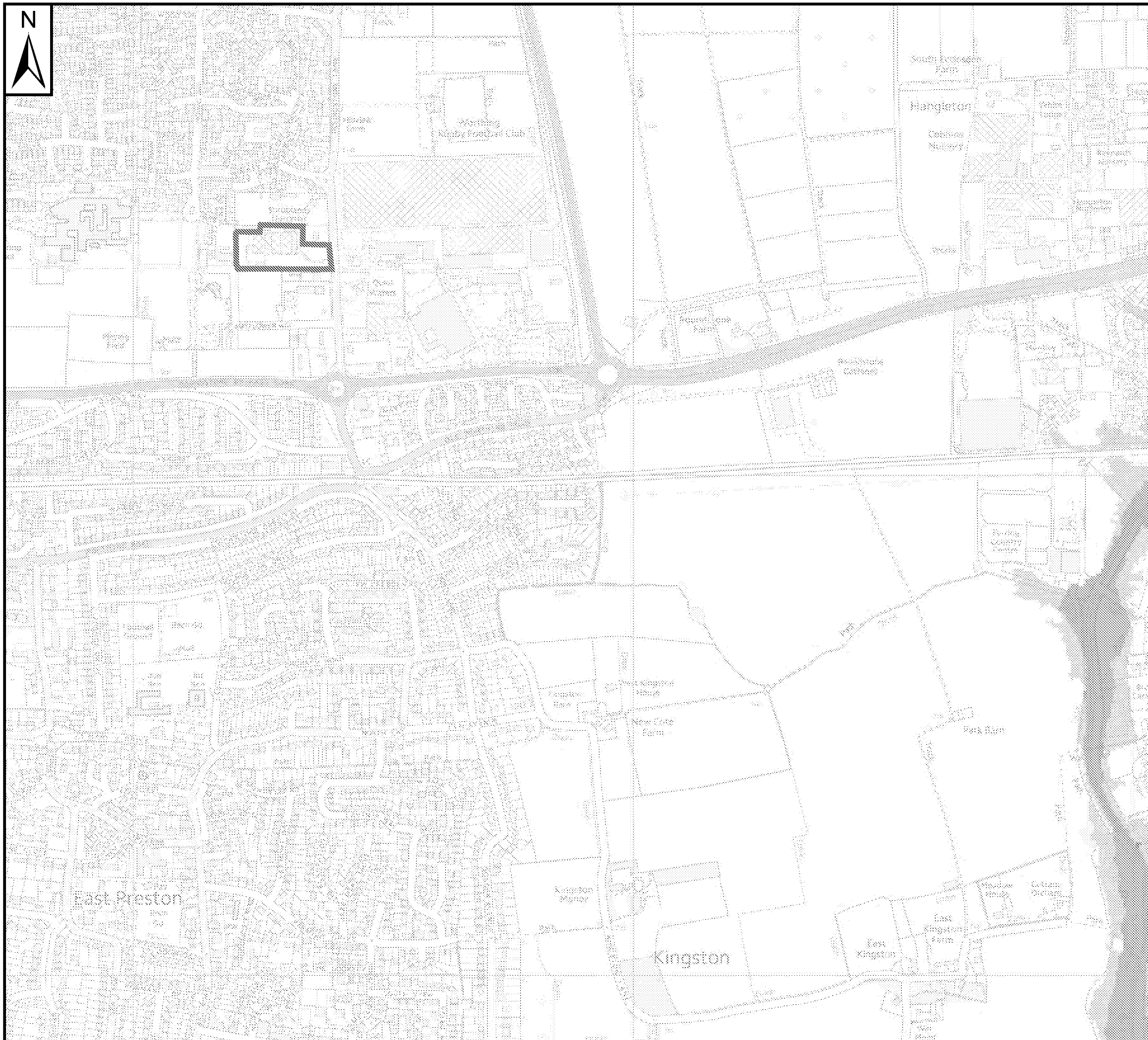


Extent of flooding from reservoirs

 Maximum extent of flooding

[View the flood risk information for another location \(/long-term-flood-risk/postcode\)](#)

This information meets the requirements of the EU Floods Directive 2007/60/EC



Notes

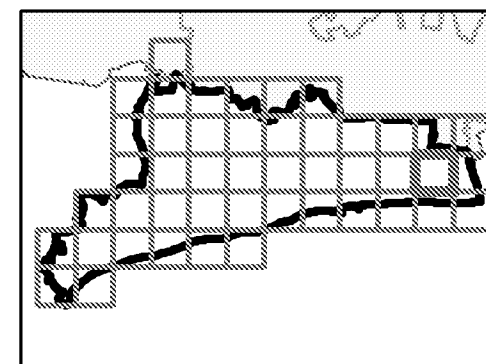
Zone 1: Comprised of land having a less than 1 in 1,000 annual probability of river or sea flooding in any year.

Zone 2: Comprised of land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.

Zone 3a: This zone comprises land assessed as having a greater than 1 in 100 annual probability of river flooding or a greater than 1 in 200 annual probability of flooding from sea in any year.

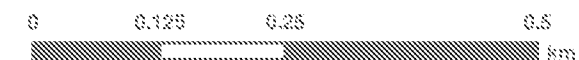
Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 20 years, where detailed modelling exists. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. If development is shown to be in Flood Zone 3a, further work should be undertaken as part of a detailed site specific

Key Plan



Legend

- Arun District SFRA boundary
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2



REF	Date	Comments
A	June 2016	-
B		
C		

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ARUN DISTRICT COUNCIL

LEVEL 1 SFRA: APPENDIX C FLOOD ZONES

Sheet No: 28 of 48 Index Number: AGC_28

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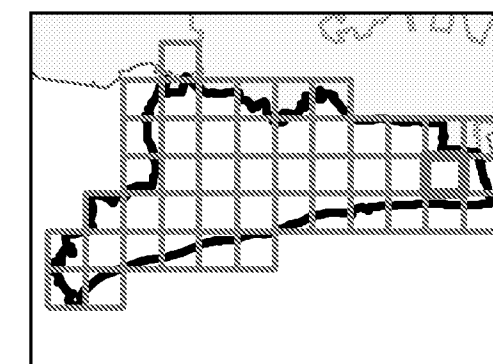
Notes

Hydraulic modelling has been undertaken as part of this SFRA to provide updated climate change flood mapping in the Arun District for Flood Zone 3a. This modelling followed the latest guidance for climate change in FRAs/SFRAs released by the Environment Agency in February 2016 (and updated in April 2016). Climate change for fluvial events has been based on the Higher Central estimates for the years 2031, 2061 and 2111. Present day flood risk information is available for comparison. Arun District is within the South East River Basin District and therefore allowance are:

- 2031 = +15% flows
- 2061 = +30% flows
- 2111 = +45% flows

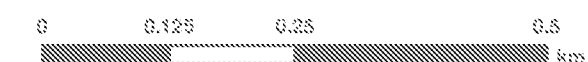
For tidal/coastal models, undefended case still water level and defended case still water level with wave overtopping simulations have been completed to inform future flood risk within the Arun District. Again, climate change allowance predictions are for the years 2031, 2061 and 2111, with present day outputs for comparison.

Key Plan



Legend

- Arun District SFRA boundary
- Present Flood Zone 3a
- Future Flood Zone 3a (2031)
- Future Flood Zone 3a (2111)



REF	Date	Comments
A	August 2016	
B		
C		

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LEVEL 1 SFRA: APPENDIX D CLIMATE CHANGE MAPPING

Sheet No: 28 of 46

Index Number: ADC_58

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Notes

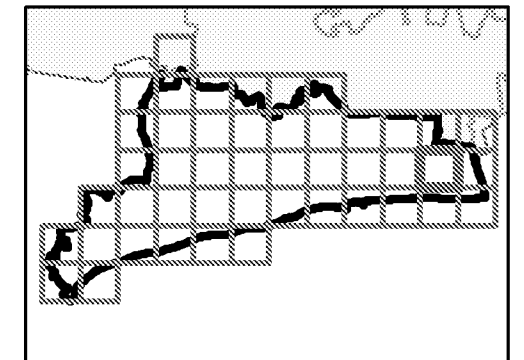
The updated Flood Map for Surface Water (uFMISW) shows the flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which:

- (a) is on the surface of the ground (whether or not it is moving), and
- (b) has not yet entered a watercourse, drainage system or public sewer.

The uFMISW will pick out natural drainage channels, rivers, low areas in the floodplain and flow paths between buildings but it will only indicate flooding caused by local rainfall.

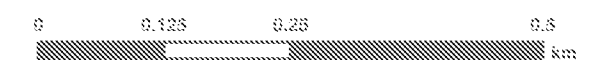
Note: The uFMISW shows predictions of flooded areas but does not show whether individual properties will be affected by surface water flooding or have been affected in the past. The uFMISW should not be used to predict if individual properties will flood.

Key Plan



Legend

- Arun District SFRA boundary
- uFMISW 30-year extent
- uFMISW 100-year extent
- uFMISW 1,000-year extent



REF	Date	Comments
A	June 2016	
B		
C		

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ARUN DISTRICT COUNCIL

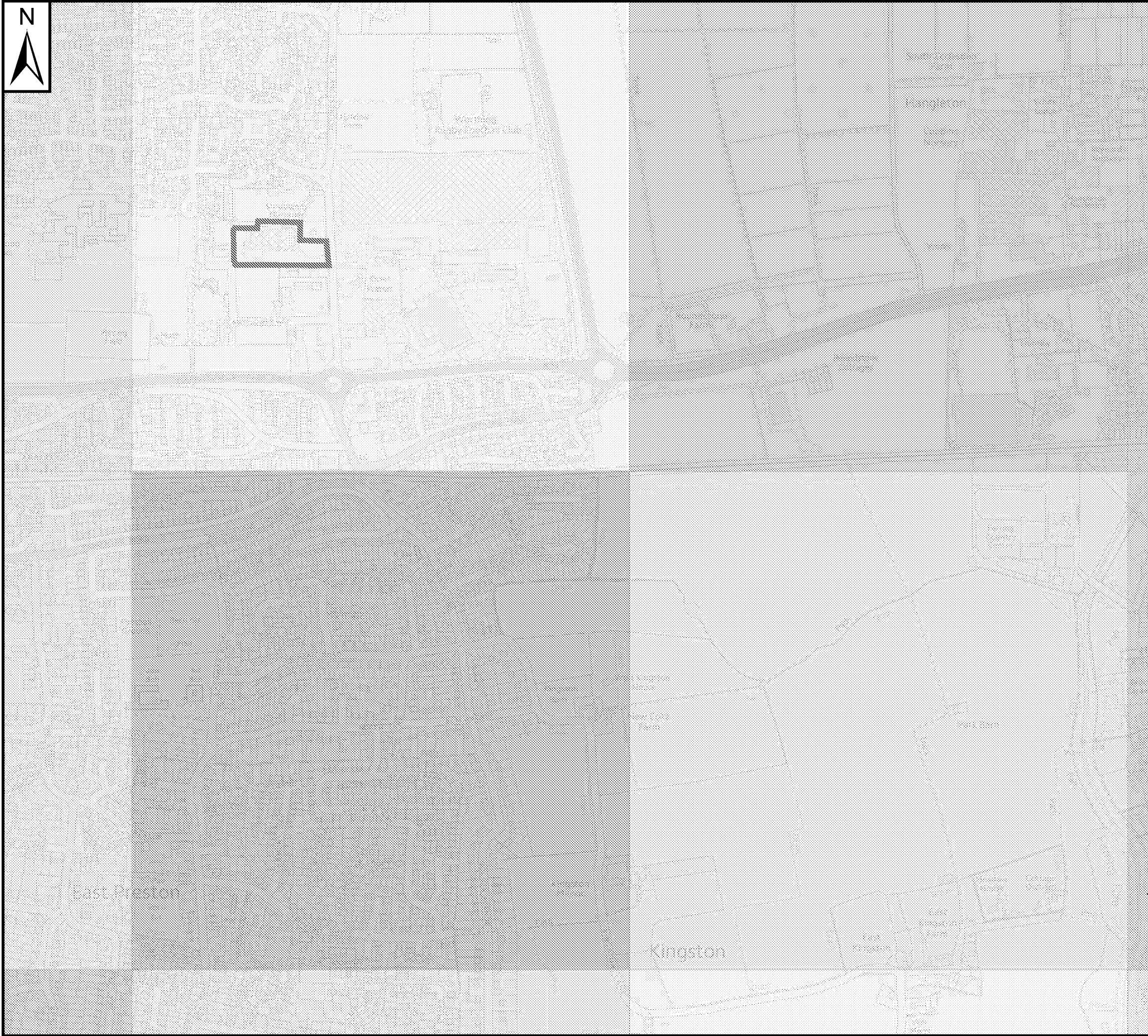
LEVEL 1 SFRA: APPENDIX E SURFACE WATER FLOOD RISK

Sheet No: 28 of 48

Index Number: AGC_28

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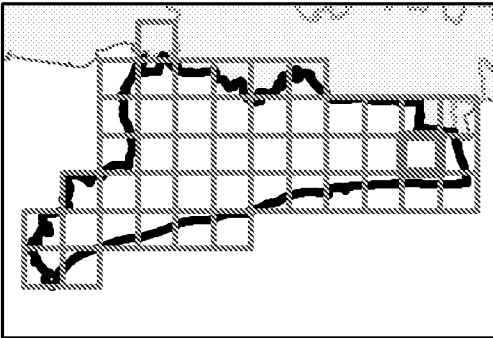
Notes

The Areas Susceptible to Groundwater Flooding (ASiGWF) is a strategic scale map showing groundwater flood areas on a 1km square grid. The data was produced to annotate indicative Flood Risk Areas for Preliminary Flood Risk Assessment (PFRA) studies and allow the Lead Local Flood Authorities (LLFAs) to determine whether there may be a risk of flooding from groundwater.

This data shows the proportion of each 1km grid square where geological and hydrogeological condition show that groundwater might emerge. It does not show the likelihood of groundwater flooding occurring. It does not take account of the chance of flooding from groundwater rebound. This dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

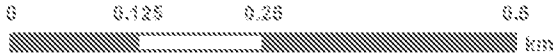
The ASiGWF data should be used only in combination with other information, for example local data or historic data. It should not be used as sole evidence for any specific flood risk management, land use planning or other decisions at any scale. However, the data can help to identify areas for assessment at a local scale where finer resolution datasets exist.

Key Plan



Legend

-  Arun District SFRA boundary
-  < 25%
-  >= 25% <50%
-  >= 50% <75%
-  >= 75%



REF	Date	Comments
A	June 2012	-
B		
C		

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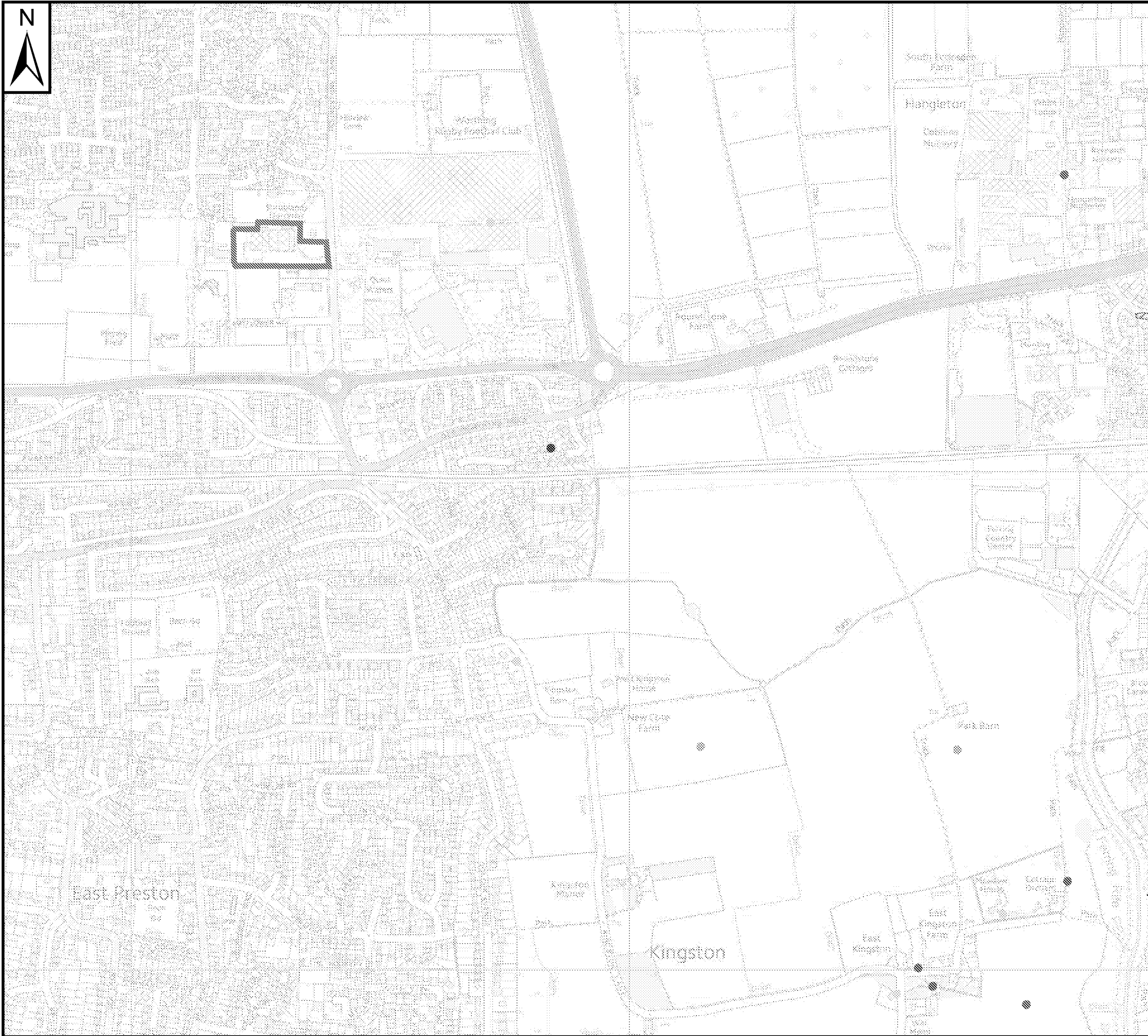
ARUN DISTRICT COUNCIL

LEVEL 1 SFRA: APPENDIX F AREAS SUSCEPTIBLE TO GROUNDWATER

Sheet No. 26 of 48 Index Number: AGC_26

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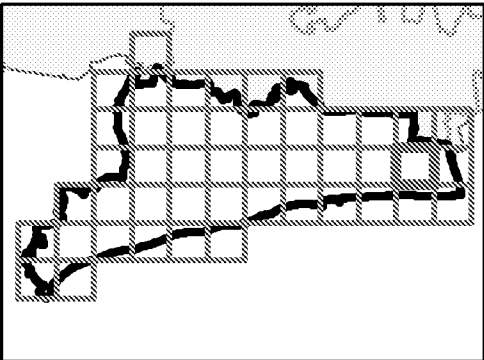
Notes

The Historic Flooding Map shows the recorded incidents and flood outlines provided by Arun District Council, West Sussex County Council, Southern Water and Environment Agency. Historical flood extent was obtained from the Environment Agency

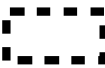
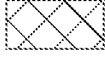
Flooding incidents provided have been categorised based upon the details provided in the records. Unknown flood points could not be determined from the information provided, and therefore could be from a number of sources.

Please note that not all historical records may be shown on this map, and that it is therefore advised you contact Arun District Council for updated information post 2015.

Key Plan



Legend

-  Arun District SFRA boundary
-  Historic flood outline
- Source of flooding**
-  Fluvial
-  Coastal
-  Tidal
-  Surface Water
-  Failure
-  Unknown



REF	Date	Comments
A	June 2015	-
B		
C		

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ARUN DISTRICT COUNCIL LEVEL 1 SFRA: APPENDIX H HISTORIC FLOODING RECORDS

Sheet No. 25 of 48 Index Number: AGC_25

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Arek Kadlec

From: Ray Drabble <[REDACTED]>
Sent: 20 January 2021 16:44
To: Arek Kadlec
Cc: Adam Light; Scott Webster
Subject: RE: Land off Roundstone Lane, Angmering - BN16 4AT
Attachments: Drainage Inquiry Response.pdf

Arek,

Pse find attached the drainage data that we hold in the vicinity of the above site. There are no GISrecords at the site for flooding and I am not aware of any specific flood issues.

Kind regards

Ray Drabble
Flood Risk Engineer (Sustainable Drainage)
Lead Local Flood Authority
West Sussex County Council

 CALL  IM  EMAIL

[Report a problem with a road or pavement](#) or [raise a highways related enquiry](#)
Follow us at [@WSHighways](#)

From: Arek Kadlec <[REDACTED]>
Sent: 19 January 2021 10:11
To: Ray Drabble <[REDACTED]>
Cc: Adam Light <[REDACTED]> Scott Webster <[REDACTED]>
Subject: Land off Roundstone Lane, Angmering - BN16 4AT

Dear Ray,

RE: Land off Roundstone Lane, Angmering, East : 507305; North : 103462

I hope all is well at your end?

We have briefly exchanged emails regarding site in Yapton and I was wondering if you could help also in this case. We are acting on behalf of our client who is looking to develop the above site (site location plan attached).

Would it be possible please to receive any relevant drainage (i.e. local ordinary watercourses map, known culverted watercourses, etc) and flood information with any historic flood events reported for this site or immediate vicinity? We would very appreciate if you could be so kind and share also any other information for the site that in your opinion is relevant to any aspect of drainage design and flood risk either to or resulting from the development. (This could include documents or website links to the relevant drainage policies that must be incorporated when designing drainage scheme for this site)

Please feel free to contact me directly if you would like to discuss the above in any more details.

Kind Regards



Arek Kadlec | Principal Engineer

Arek Kadlec

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 19 January 2021 14:48
To: Arek Kadlec; Engineering.Services
Cc: Adam Light; Scott Webster; Paul Cann
Subject: RE: Land off Roundstone Lane, Angmering - BN16 4AT

Good afternoon Arek,

I have reviewed our mapping for the relevant site and consulted both Paul and Laura for their local knowledge.

We do not have any drainage features (watercourses, culverts, highway drains etc) mapped for the site or in the immediate vicinity. That is not to say that there are none present of course. There appears to be a rising main in Roundstone Lane, I would suggest you consult Southern water for the precise location of this.

If you do encounter any drainage features in your ground investigations we would be keen to hear of them.

Similarly we currently have no record of historical flooding in the area and the site is not located within a Flood Zone.

Both Paul and Laura stated that infiltration is likely to be viable on the site. Nearby developments have relied upon infiltration into a layer of sand/gravel which appears to be present in the majority of this area. On site investigations should establish if this permeable strata exists on this site.

With regards to the specific drainage policies, I can guide you to our [Supplementary Requirements for Surface Water Drainage Proposals | Arun District Council](#), within this page you will find a link to the Surface Water Drainage Checklist which summarises our requirements. There is also a link on the same page for the West Sussex County Council (Lead Local Flood Authority) Policy For The Management of Surface Water.

In addition to the above I can provide the following general guidance, (which I am sure is familiar):

The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

If on-site infiltration is not possible, drainage via a restricted discharge to a suitable local watercourse may be acceptable. Any discharge should be restricted to QBAR greenfield run-off rates.

We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site. We would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as "plastic crate systems".

It should also be noted that attenuation features should not be counted within useable public open space provision.

Adequate treatment of surface water must be ensured prior to discharge.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

M: 07733 125764



Whilst national restrictions are in place I will be working flexibly between the hours of 8am and 8pm. I appreciate your patience if I am slower than usual to respond. Equally I understand that you may be facing similar challenges and varying work patterns and will not be expecting immediate responses to my e-mails.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

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From: Arek Kadlec <[REDACTED]>

Sent: 19 January 2021 10:11

To: Engineering.Services <Engineering.Services@arun.gov.uk>

Cc: Adam Light <ad[REDACTED]>; Scott Webster <[REDACTED]>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: Land off Roundstone Lane, Angmering - BN16 4AT

Dear Sirs,

RE: Land off Roundstone Lane, Angmering, East : 507305; North : 103462

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Please feel free to contact me directly if you would like to discuss the above in any more details.

Kind Regards



Arek Kadlec | Principal Engineer

Msc CEng MCWEM CWEM

