

FLOOD RISK STATEMENT

63 Annadale Road is in Flood Zone 1, as confirmed by the Government Flood Map for Planning.

Developments in flood zone 1 that are less than 1 hectare (ha) only need a flood risk assessment (FRA) where:

- land has been identified as having critical drainage problems
- land is identified in the local planning authority's (LPA) strategic flood risk assessment (SFRA) as being at increased flood risk in future
- it would increase the vulnerability classification and land may be subject to sources of flooding other than rivers or sea

The site 0.07ha.

Arun Councils validation checklist states that the following criteria will trigger a requirement for a flood risk Assessment:

- Applications less than 1 ha where there is a change of use in development type to a more vulnerable class (e.g. from commercial to residential),

AND

- could be affected by sources of flooding other than rivers and the sea (e.g. surface water, groundwater, sewers/drainage systems, reservoirs).

There is no change of use proposed. The existing land use is Class C3 residential, and the proposed use is also C3 residential, therefore the vulnerability level is unchanged, and the criteria for a flood risk assessment has not been met.

