APPENDIX C

FRA Pro-forma

A...			
No.	FP	121	07
Received	16/5/07		

Flood risk assessment for new development

This pro-forma should be completed and submitted with the planning application for developments for which a Flood Risk Assessment (FRA) is required. Guidance notes are provided at the end of this form to help you complete it. Your planning authority and the Environment Agency will be able to advise you on the detailed scope of the FRA and their guidance should be sought prior to completing the pro-forma.

1 Development description and location

1a. What type of development is proposed and where will it be located?

CONSTRUCTION OF NEW THREE-STOREY BUILDING CONTAINING 4 ONE-BED APARTMENTS.

1b. What is its vulnerability classification?

THERE IS A SIGNIFICANT RISK OF FLOODING AS SHOWN ON

1c. Is the proposed development consistent with the Local Development Documents? FLOOD MAPS

YES, IT IS LOCATED WITHIN THE ARUN DC BUILT UP AREA

1d. Please provide evidence that the Sequential Test or Exception Test has been applied in the selection of this site for this development type? BOUNDARY

SEE ATTACHED PAGES FROM EA WEBSITE AND THIS PRO-FORMA.

2. Definition of the flood hazard

2a. What sources of flooding could affect the site? (see Annex C PPS25).

INNUNDATION BY THE SEA

2b. For each identified source, describe how flooding would occur, with reference to any historic records wherever these are available.

NO HISTORIC RECORDS AVAILABLE TO THE APPLICANT.

2c. What are the existing surface water drainage arrangements for the site?

EXISTING SURFACE WATER DRAINAGE SYSTEM NOT SURVEYED, PENDING RECEIPT OF APPROVAL

3. Probability

3a Which flood zone is the site within?

FLOOD ZONE 3

3b If there is a Strategic Flood Risk Assessment covering this site, what does it show?

INNUNDATION FROM THE SEA - AND THE EXISTENCE OF SEA DEFENCES.

3c What is the probability of the site flooding taking account of the contents of the SFRA and of any further site-specific assessment?

CHANCE OF FLOODING IN ANY YEAR IS GREATER THAN 1·3% OR 1 IN 75.

3d What are the existing rates and volumes of run-off generated by the site?

NOT KNOWN - PENDING RECEIPT OF OUTLINE APPROVAL.

4. Climate change

4a How is flood risk at the site likely to be affected by climate change?

RISING SEA LEVELS.

5. Detailed development proposals

5a Please provide details of the development layout, referring to the relevant drawings.

SITE LOCATION PLANS / BLOCK PLAN ATTACHED (SCALES 1=1250 1=500.

5b Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.

SMALL SITE CLOSE TO SEA SHORE - PROTECTED BY PERMANENT REINFORCED CONCRETE SEA DEFENCE SYSTEM.

FLOOD RISK MITIGATED BY LOCATING ALL HABITABLE SPACES ON FIRST AND SECOND FLOORS, AT LEAST 2·7M ABOVE THE NEAREST ADJACENT GROUND LEVEL.

ARUN DISTRICT COUNCIL:FP/121/07/ 16/05/2007

6. Flood risk management measures

6a. How will the site be protected from flooding, including the potential impacts of climate change, over the development's lifetime?

THE SITE IS PROTECTED BY PERMANENT SEA DEFENCES - SEE EA (EA) FLOOD MAP

7. Off site impacts

7a How will you ensure that your proposed development and the measures to protect your site from flooding will not increase flood risk elsewhere?

BY MAINTAINING THE PROPOSED SITE / BUILDING AND SURFACE WATER DRAINAGE IN GOOD ORDER, AND BY ENSURING THAT RETENTION OF PERMEABLE SURFACES ARE MAINTAINED UNDER THE TERMS OF INDIVIDUAL LEASE: CONDITIONS.

7b How will you prevent run-off from the completed development causing an impact elsewhere?

SURFACE WATER DRAINAGE SYSTEM TO BE INSTALLED, - POTENTIAL FOR USE OF WATER HOLDING TANK + PUMP ON SITE. PERMEABLE SURFACES FOR PARKING + HARDSTANDING. RAINWATER STORAGE + HARVESTING FOR USE AS 'GREY' WATER SUPPLY TO BE CONSIDERED.

8. Residual risks

8a What flood-related risks will remain after you have implemented the measures to protect the site from flooding?

NONE -

8b How, and by whom, will these risks be managed over the lifetime of the development?

BY THE LANDOWNER, AND BY THE INDIVIDUAL LEASEHOLDER / OWNER.