

Land at Environment Agency Depot, Ford Road, Ford, Arundel, BN18 0BH

Flood Risk Assessment



Environment Agency April 2014

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1. Introduction

This Flood Risk Assessment (FRA) has been produced to support an application seeking planning permission for the siting of a container to provide a site office for the existing depot.

2. The Proposal

The application seeks permission for the siting of a like for like container to provide a site office for the existing depot including toilet facilities, a kitchen and a seating area for workers on site. The container is 32ft by 10ft and will replace an existing container of the same dimensions. The existing container was deemed to be no longer fit for purpose and has already been removed from the site. Figure 1 below shows the type of container being proposed.

Figure 1 – Proposed Container



3. Site Description

The site is located within an existing depot owned by the Environment Agency at Ford Road, Ford, Arundel, BN18 0BH. The National Grid Reference for the site is TQ0044104141.

Figure 2 (below) shows the location and boundary of the application site.

Figure 2 – Site Location Plan



4. Planning Policy

National Planning Policy Framework:

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions.

The NPPF states that all development sites located within Flood Zones 2 or 3, or above one hectare in size, must be accompanied by a FRA. This is to be undertaken as part of the application process and will determine whether the development will add to the risk of flooding both on and off site. The level of detail that is required in the assessment should be proportional to the risk and appropriate to the scale, nature and location of the development (i.e. the larger and greater the risk of flooding, the greater the level of detail required within the assessment). In this case, because the development is not seeking a residential element or a development of significant size and scale it is considered that a brief assessment is appropriate.

Arun District Local Plan 2003 Saved Policies

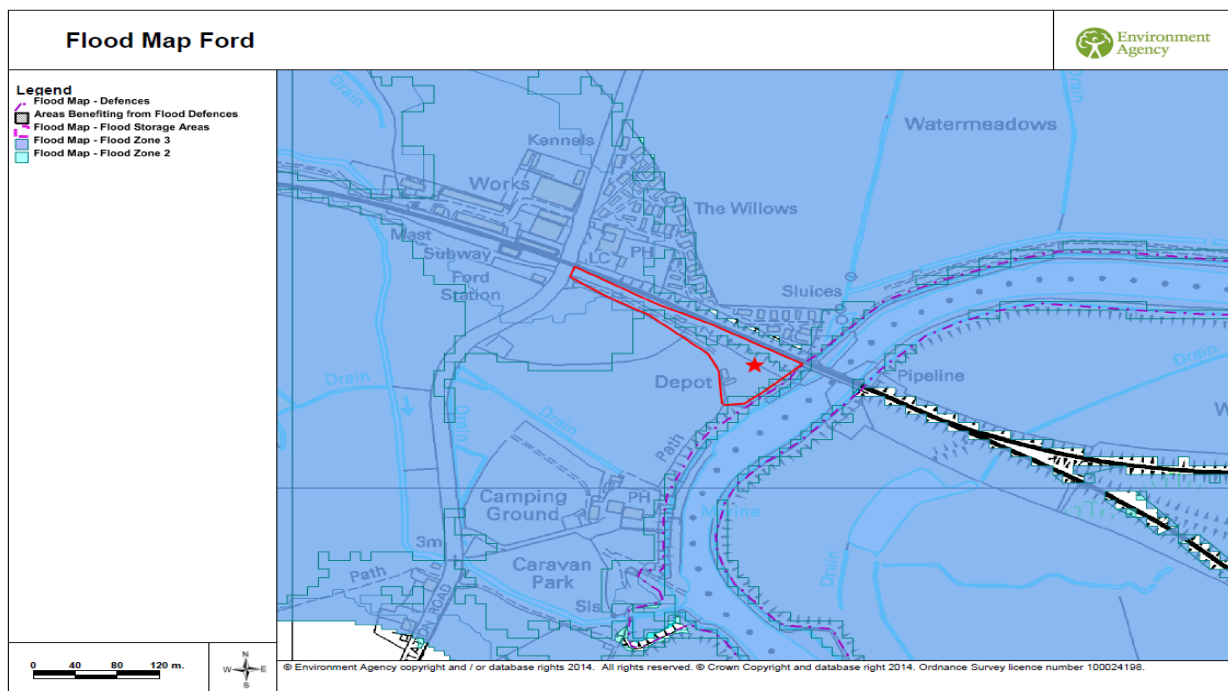
The Arun District Local Plan is a key document for proposed development in this area. The aim of this document is to apply the principles of sustainable development and ensure that new development helps implement the themes of the Community Strategy.

Policy GEN10 Tidal Flooding and Coastal is applicable to this proposed application. The policy looks to ensure that no inappropriate development is granted permission where by increasing the risk of flooding both on site and to third party properties.

5. Flood Risk

With reference to the Environment Agency Flood maps (please refer to Figure 3 below) it can be seen that the proposed site falls within both Flood Zones 2 and 3. The Environment Agency flood maps highlight areas at risk from rivers or the sea without taking into consideration the presence of any flood defences. Flood Zones 2 and 3 comprise of land assessed as having a medium and high probability of flooding as defined by the Technical Guidance to the NPPF.

Figure 3 – Environment Agency Flood Map



The existing site levels are approximately 1.7m AOD. The flood risk to the site is predominantly of a tidal nature and as such floodplain storage is not an issue for this site. The nature of the flood risk is highlighted within the modelled flood data for the site (please refer to Appendix 1). The current day predicted flood level for the site is approximately 3.46m AOD, however the site benefits from a standard of protection for this event from the existing earth embankment on site.

There will be no net increase in surface water as the container is a like for like replacement for the previous one. Any rainwater will be dispersed via an existing on site soakaway.

In line with the NPPF the proposed use for this application would be classified as 'Less vulnerable' in relation to Table 2: Flood risk vulnerability classification set out within the Technical Guidance to the NPPF. It should be noted that 'Less vulnerable' uses are considered appropriate within both Flood Zone 2 and 3.

We hold no record of previous historic flooding events being reported on the site. Again this would be influenced by the fact that there is existing earth embankments that provide an estimated 1 in 200 Standard of Protection to the site.

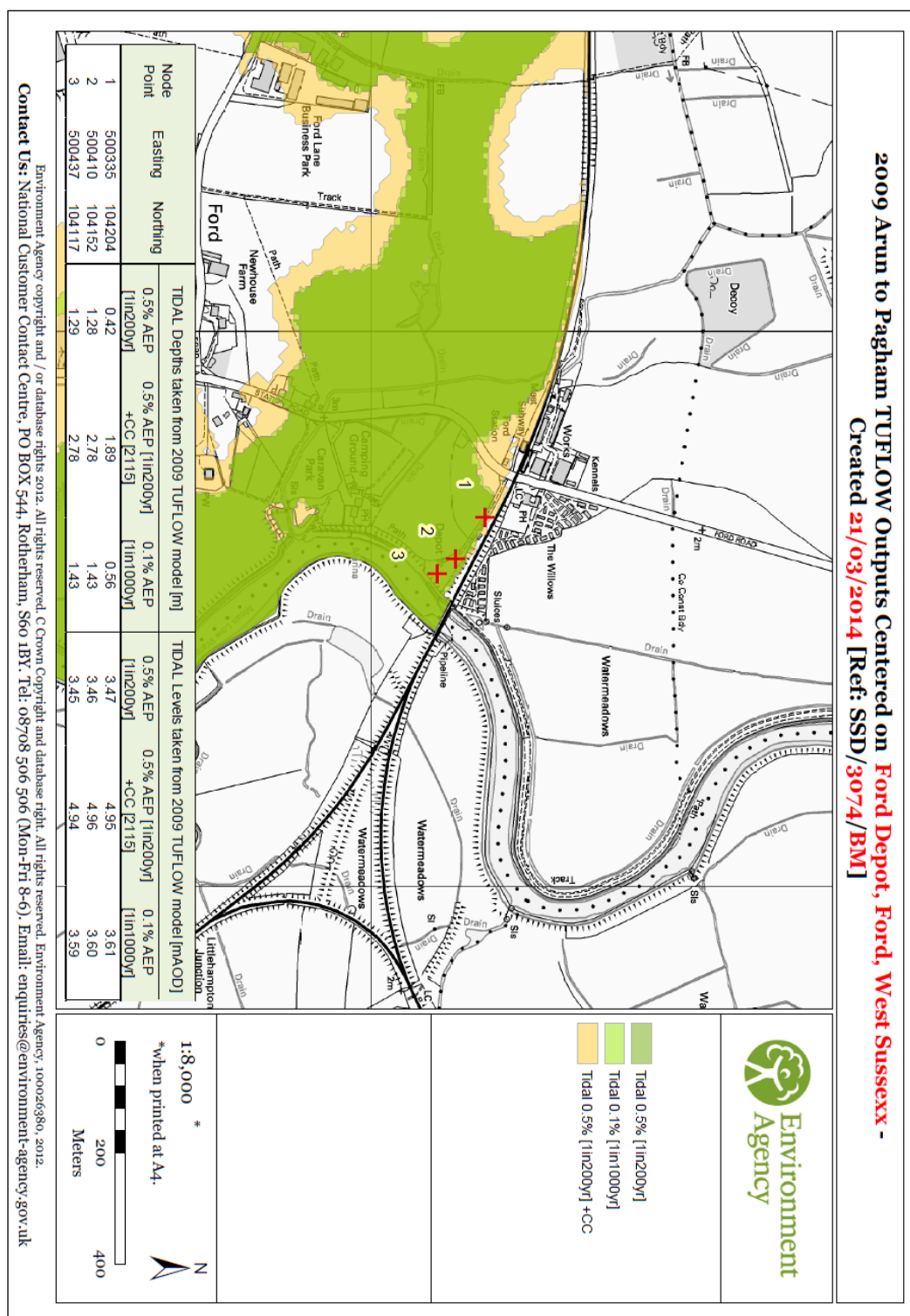
In the event that the site should be inundated, the container is to be fixed in place to ensure it remains in place. In the very unlikely event that the container should become free moving the existing steel palisade fencing will ensure that the container remains on site and will not cause any blockage off site that could increase flood risk elsewhere.

In addition, the site is being used by competent Environment Agency (EA) Flood Risk Management Staff and therefore the residual risks are able to be managed through EA work procedures.

6. Conclusion

Taking into consideration the nature of the flooding, the classification of the proposed use and the existing standard of protection afforded to the site by the existing embankment it can be concluded that this development will not increase the risk of flooding elsewhere, nor will it lead to an increased risk of flooding on the site itself. Furthermore the predominant tidal nature of flooding means that floodplain storage is not an issue for the site.

Therefore the application is in line with both national and local planning policy in terms of flood risk.



Appendix 1 – Environment Agency modelled flood data for Land at Environment Agency Depot, Ford Road, Ford, Arundel, BN18 0BH