

Client	Mr T Maio		
Project	P1472 Land East of Kingston House		
Document	Floor Risk Assessment	Revision	C
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1.1. The Site

- 1.1.1. The site is located east of a small cluster of dwellings comprising: Kingston House, Kingston Barn and Newcote Farm and is outside of the built-up area boundary of Kingston. Kingston lies within the Arun District in West Sussex. The site is a grass field accessed at the end of the private drive to these aforementioned dwellings. The application field together with the field to the north are both used for the incidental grazing of horses.



Figure 1: Site location

- 1.1.2. Ferring Rife, the nearest main watercourse is located to the east of the site beyond a number of adjacent agricultural fields and which borders the sequential urban conurbations of Angmering-on-Sea, East Preston, West Preston and Littlehampton.
- 1.1.3. The site comprises an area of approximately 1.14ha and is occupied by a number of structures, which have been erected over the years. There is a wooden building at the entrance to the site together with two small 'domestic' sheds to the east. An area of concrete hardstanding is located further into the site which previously accommodated a wooden structure, which has since been removed. The area of hardstanding has become overgrown.
- 1.1.4. At the entrance to the site, a more recent area of hardstanding has been created through the deposit of loose scalplings. Deeper into the site are a number of horse shelters associated with the incidental grazing of horses.

1.2. The Development

- 1.2.1. Retrospective planning permission is sought for retention of 3no horse field shelters, ancillary storage shed and an area of hardstanding. Each of the developments sought to be retained are clearly highlighted in red in Figure 2 below.

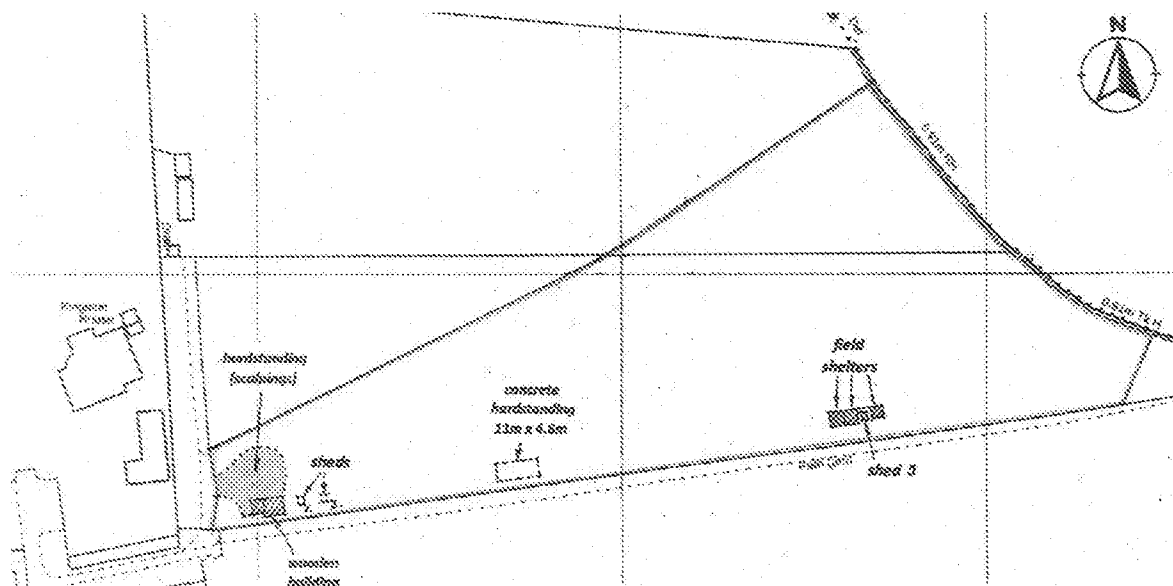


Figure 2 Site with areas highlighted in red the subject of planning application

- 1.2.2. There is a separate Certificate of Lawfulness application which has been submitted for the retention of the wooden building at the entrance to the site, two 'domestic' sheds just beyond and an area of hardstanding located further into the site.

1.3. Flood Risk Assessment

- 1.3.1. A Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) for the district of Arun was carried out and published in November 2016 by the District Council. Furthermore, a West Sussex wide Local Flood Risk Management Strategy has been published by West Sussex County Council after it received duties and powers under the Flood and Water Management Act 2010. Both of these reports use flood data from various sources, including Environment Agency (EA) flooding information and which is the foremost flood prediction data available.

- 1.3.2. For planning purposes, EA Flood Maps represent current best estimates of flood assessment and which is categorised into three zones: Zone 1, Zone 2 and Zone 3. The zone definition is given as:

Zone 1: Low probability – Land having less than 1 in 1000 annual probability (i.e. the chance that a location will flood in anyone year) of river or sea flooding and shown as 'clear' on the Flood Map – all outside Zones 2 & 3.

Zone 2: Medium probability – Land having between a 1 in 100 and a 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and a 1 in 100 annual probability of sea flooding.

Zone 3a: High probability – Land having a 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding.

Zone 3b: The Functional Floodplain – Local Planning Authorities to identify in Strategic Flood Risk Assessments in agreement with the EA.

Figure 3: Flood zone categories

- 1.3.3. The EA Flood Map extract for planning purposes relating to the probability of flooding and rivers or the sea, in the area of the application site, is shown in Figure 4 below, and which shows that the site is located in Flood Zone 1.
- 1.3.4. In terms of vulnerability of users, the site is used for grazing and keeping of horses and is classified as being 'less vulnerable' uses. In this regard, the use of the buildings for equine purposes would not increase the vulnerability of future users.

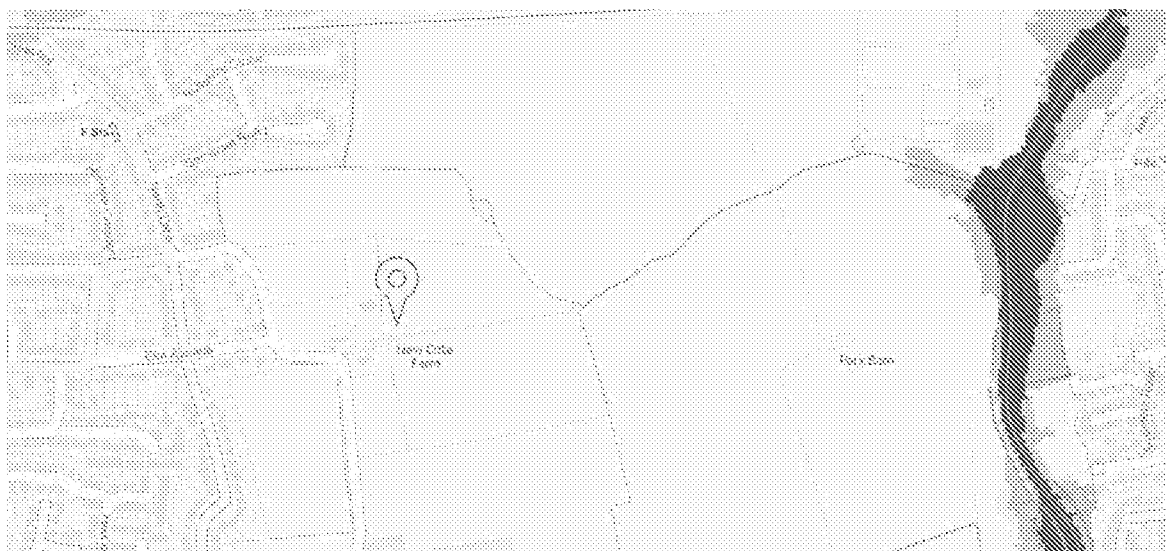


Figure 4: Environment Agency Flood Risk Map

Potential sources of Flood Hazard:

- 1.3.5. To fully assess the vulnerability the risk of flooding from potential sources is considered below and which includes potential hazard sources from:
- Rivers
 - Sea
 - Land & surface water (run-off)
 - Sewers
 - Groundwater and land drainage ditches
 - Artificial sources (e.g. reservoirs, canals etc.)

Flooding from rivers:

- 1.3.6. The site is located approximately 500m from Ferring Rife to the east. Ferring Rife is identified as a main river on the Environment Agency maps. The extent of flood Zones 2 & 3 on the flood probability map in Figure 4 shows the site to be entirely outside the floodplain and therefore at low risk of being affected by flood waters from the river and sea.

Flooding from the sea:

- 1.3.7. Although Kingston is a coastal settlement, the site is remote from the coastal boundary, being approximately 1.07km away to the south of the coastal perimeter and therefore not at direct risk of flooding from the sea. Figure 5 identifies that there is no potential risk of flooding from rivers and the sea.

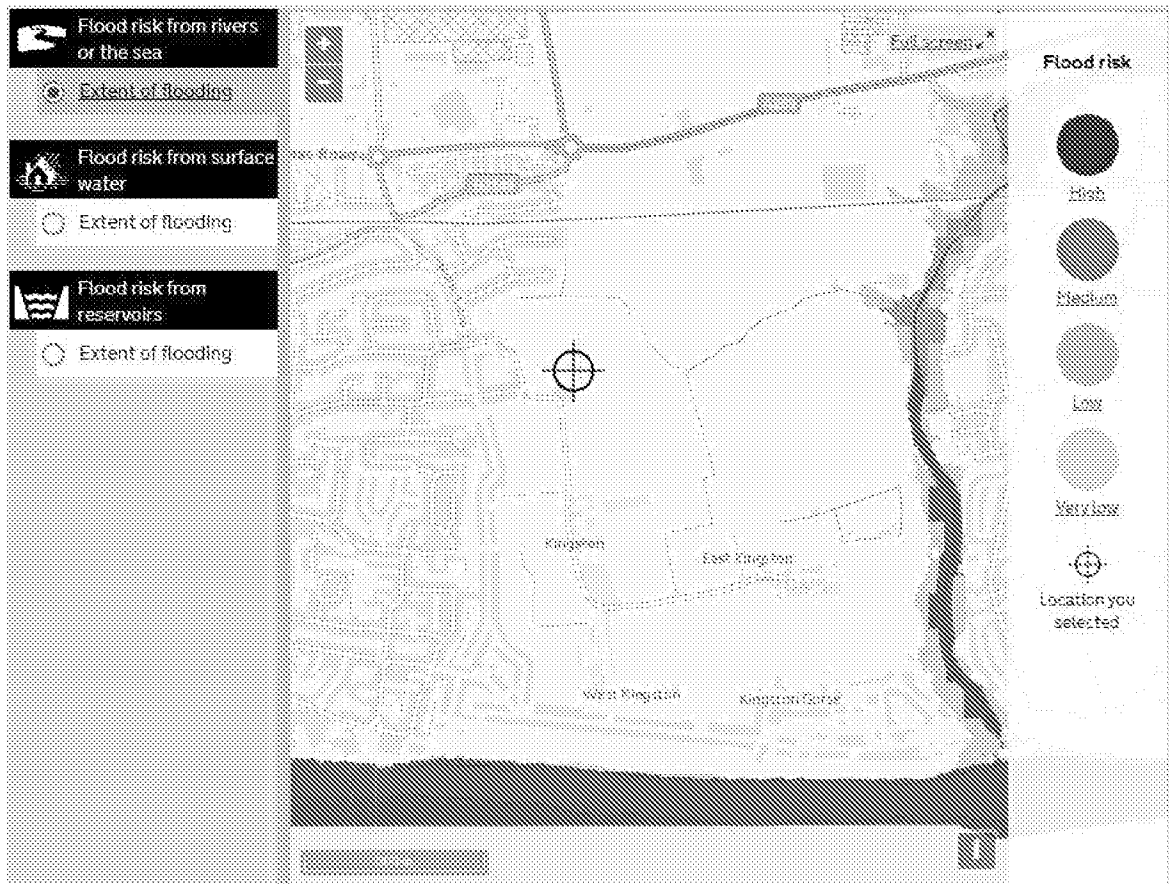


Figure 5: EA flood risk map from rivers and the sea

Flooding from land and surface water (run-off)

- 1.3.8. From the Environment Agency Flood Risk Map for surface water flooding given in Figure 6, the nearest area noted to be at some risk of flooding from surface water run-off is located within the surrounding roads, and adjacent the land drain which forms the eastern boundary of the site. The majority of the site is not shown to be at risk.

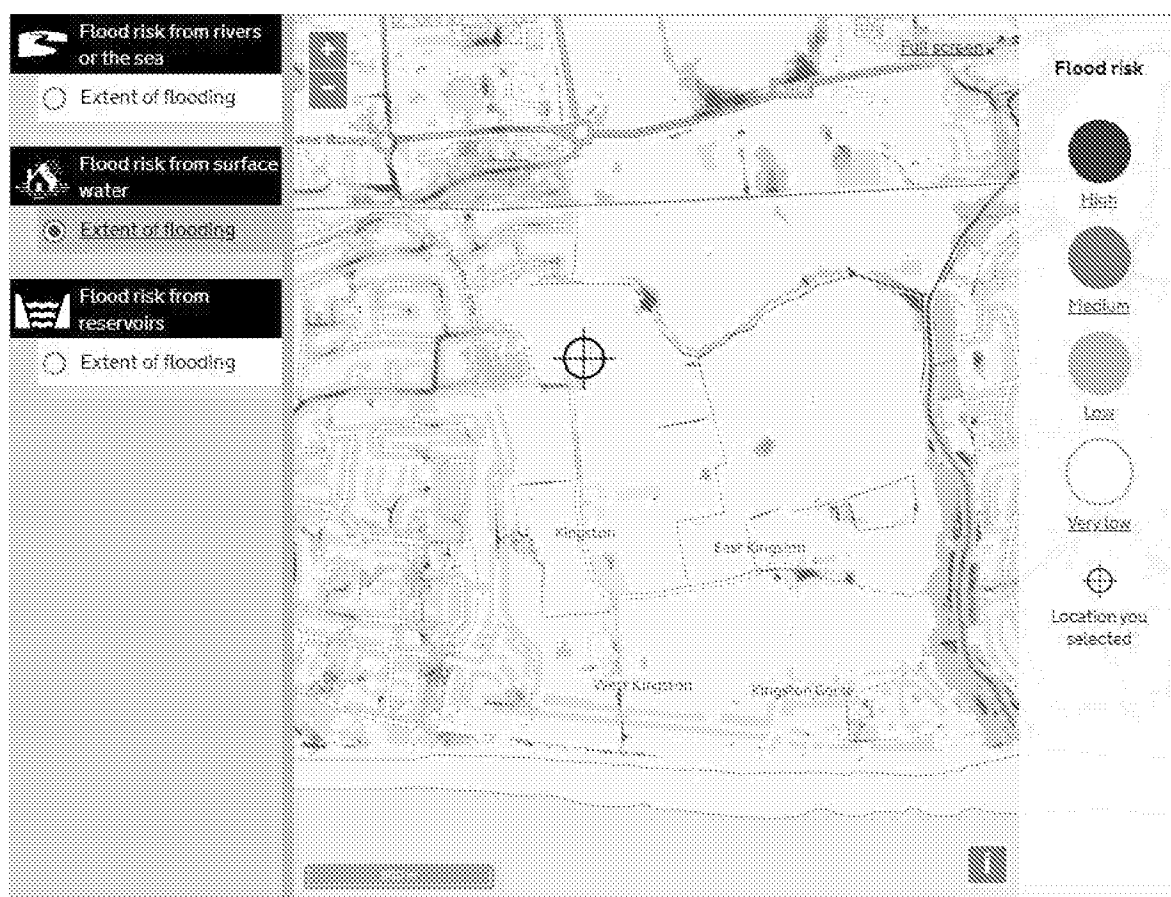


Figure 5: EA flood risk map from surface water

Flooding from groundwater & land drainage ditches

- 1.3.9. The site is not located within Groundwater Source Protection Zone as indicated by Environment Agency Mapping. There is no reference to recorded areas of groundwater flooding and therefore it is considered the site is a low risk.

Flooding from sewers:

- 1.3.10. The proposed is not connected to existing sewers and therefore not at risk of flood from sewers.

Flooding from reservoirs, canals and other artificial sources

- 1.3.11. Environment Agency Flood Risk Maps show that the site is not in close proximity to a known reservoir and is not known to be at risk of flooding of the site from reservoirs. It is considered that no flood risk exists from artificial sources as all other artificial sources are located far enough away from the site so as not to generate reported flood alerts or warnings.

Proposed Surface Water Drainage

- 1.3.12. The NPPF recognises that flood risk can be appropriately managed by minimising changes in the volume and rate of surface water runoff from development sites. The development is retrospective and seeks the retention of small horse field shelters and relatively small areas of permeable surfacing at the entrance to the site. It is contended that the development has not resulted in an increase in potential flood risk and surface water can be appropriately drained through natural infiltration. Should the Council consider further details to be necessary, these can be appropriately secured by planning condition.

1.4. Conclusion and Summary

- 1.4.1. The site is identified as being located in the Environment Agency Flood Zone 1, indicating very low probability of flooding from rivers or the sea.
- 1.4.2. The site is not identified as being at direct risk of flooding from the sea or at risk of flooding from, groundwater or sewers and low probability of flooding from surface water.