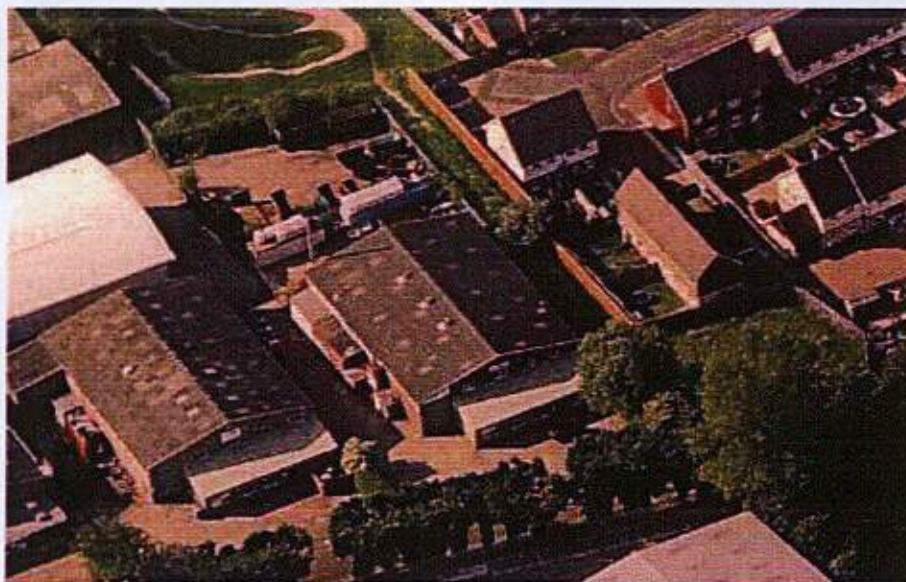




civils ltd - consulting engineers



FLOOD RISK ASSESSMENT

1 Lineside Way, Wick
Littlehampton BN17 7EH

CLIENT

Finecast Foundry Ltd
Unit 1 Lineside Way
Lineside Industrial Estate
Littlehampton BN17 7EH

Ref: 5168/2.3F
Date: November 2013

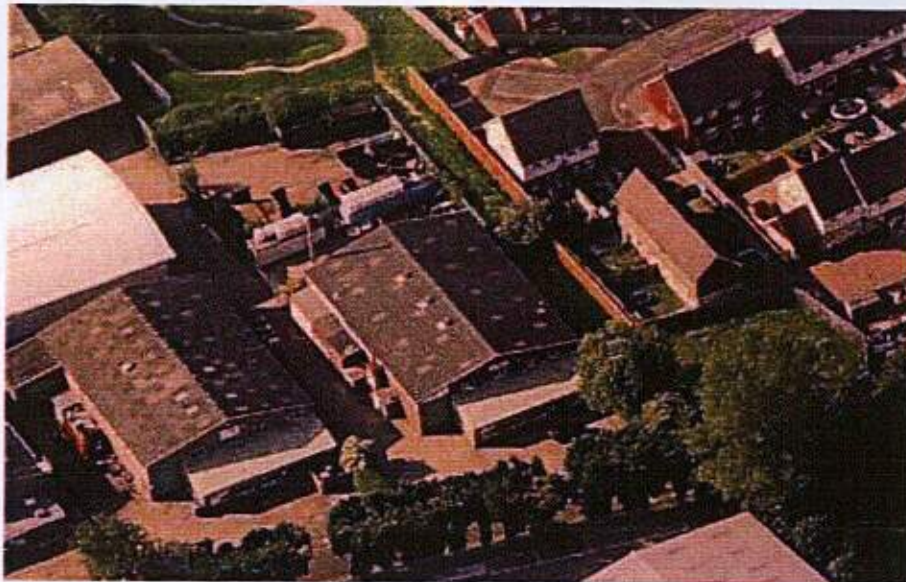
CONSULTING ENGINEERS

GTA Civils Ltd
66a Church Walk
Burgess Hill
West Sussex RH15 9AS

Tel: 01444 871444
Fax: 01444 871401



civils ltd - consulting engineers



FLOOD RISK ASSESSMENT

1 Lineside Way, Wick
Littlehampton BN17 7EH

CLIENT

Finecast Foundry Ltd
Unit 1 Lineside Way
Lineside Industrial Estate
Littlehampton BN17 7EH

Ref: 5168/2.3F
Date: November 2013

CONSULTING ENGINEERS

GTA Civils Ltd
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Fax: 01444 871401

CONTENTS

- 1.0 Introduction
- 2.0 Existing Site and Current Flood Conditions
- 3.0 Proposed Development and Surface Water Drainage Strategy
- 4.0 Flood Risk Mitigation & Conclusion

SCHEDULE OF APPENDICES

- A Site Location Plan & Aerial View
- B Environment Agency Flood Data
- C Proposed Scheme Drawings
- D Micro Drainage Calculation
- E Flood Warning and Evacuation Plan

Issue	Date	Compiled	Checked
First Issue	26 November 2013	CJ/JP	MR

Report by: **Catherine Jenkins BEng, MSc / John Pakenham BSc (Hons)**
 Checked by: **Martin Roberts I Eng, CIWEM, MCIHT**

W:\Projects\S168 FRA, Finecast, 1 Lineside Way, Wick, Littlehampton BN17 7EH\2.3 Specifications & Reports\Flood Risk Assessments	Date	Job No.
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1. INTRODUCTION

- 1.1. GTA Civils Ltd. was appointed by Finecast Foundry Ltd to provide a Flood Risk Assessment (FRA) to accompany the planning application as requested by Arun District Council, in order to achieve Planning Permission for the development of the property at 1 Lineside Way, Wick, Littlehampton BN17 7EH.
- 1.2. This report has been prepared for Finecast Foundry Ltd in relation to the proposed development at the above address and no responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.3. This report will take the form of a formal Flood Risk Assessment in accordance with the 2012 National Planning Policy Framework (NPPF), the associated Technical Guidance document and the Practice Guide associated with PPS25. Although PPS25 has been superseded by the NPPF the associated Practice Guide provides much relevant guidance. The new guidance in the NPPF, although shorter, does not seek to overhaul the previous policy approach.

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2. EXISTING SITE AND CURRENT FLOOD CONDITIONS

- 2.1 The application site is a factory building owned by Finecast Foundry Ltd, accessed from Lineside Way, Littlehampton. This area is administered by Arun District Council. The unit's use is industrial (B2), whose footprint area is 815m² on a site area of 0.35ha approximately. A site location map and aerial views are shown in Appendix A.
- 2.2 The application site lies approximately 460m east of the River Arun and 250m northeast of an unnamed stream (marked as a surface water drain on the OS map but designated as a main river by the EA). This discharges into the River Arun some 535m to the southwest of the site. The stream can be seen in the EA flood map in Appendix B.
- 2.3 The EA's flood map in Appendix B indicates that the site is in Flood Zone 3 (FZ3) at a high probability (0.5%) of tidal flooding from the River Arun. The site benefits from flood defences by way of a raised defence along the River Arun and a culverted channel drain. The standard of the defence is such that the site is not protected up to the '1 in 200 years + climate change' (0.5% +CC) level.
- 2.4 2D Modelling was carried out by the EA to examine the extent of flooding in two scenarios: defended and undefended from the flood source at various nodal points on the site. The EA's model data (see Appendix B) shows the flood depths at nodes closest to the site during a predicted storm event that takes place once every 200 years plus the predicted effects of climate change over the next 60 years (or 0.5% annual probability in 2073). For this storm event, the undefended flood depth is 1.95m, and the defended flood depth is 1.91m. This means that, were the defences to fail, the depth at this node would be 1.95m.
- 2.5 Historical flooding: There are no records of this site flooding according to the Arun District Council Strategic Flood Risk Assessment (SFRA) and the EA.
- 2.6 The bedrock geology of the site is made up of Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation. The superficial deposits are Raised Beach Deposits (Sand and Gravel). The EA's Groundwater Vulnerability Zone map (Appendix B) shows the site to be lying on a 'Major High Aquifer'. The soil is likely to be porous and infiltration methods for discharging surface water feasible.

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- 2.7 There is no topographical survey for the site. It is not deemed to be necessary for this FRA as the EA's data-pack has supplied the predicted depths.
- 2.8 This unit's current use is B2. An industrial unit is classified as 'less vulnerable' and is considered appropriate for development in FZ3 according to the NPPF. Below is an Extract of Table 3 of the NPPF which confirms this:

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

Key: ✓ Development is appropriate.
 ✗ Development should not be permitted.

3. PROPOSED DEVELOPMENT & SURFACE WATER DRAINAGE STRATEGY

- 3.1 The proposal is to extend the existing unit by approximately 525m², this being the nett increase in roofed area. The proposed plans are shown in Appendix C. The floor level will extend through at the current level over an area of existing hardstanding to the north of the unit.
- 3.2 Due to the large area being extended and the favourable geology of the site, a soakaway would be sustainable drainage system. There is space for the soakaway at the southeast corner of the site on grassed area approximately 500m², downhill from the extension - see Appendix C. The surface water drainage system already in place for the existing building will remain and a new soakaway will serve the extended area only.
- 3.3 Micro Drainage: For an area of 525m², the soakaway has been designed to 3m x 11m x 0.8m deep, with a maximum flood depth of 0.818m, an estimated cover level of 5m AOD, and an assumed infiltration rate to the base and sides of 0.18m/hr. This holds the volume of the critical '1 in 100 years plus climate change' storm event and so complies with the NPPF. Refer to Appendix E for the calculation.
- 3.4 The soakaway's calculation must be re-worked prior to finalising the scheme's design, once the soil's actual soakage rate has been determined. This shall be done by carrying out a soakage test in accordance with BRE Digest 365.
- 3.5 The current offsite runoff rate from the 525m² of hard standing yard can be estimated as 157mm (in a 1 hour long 100 year storm) x 525 / 3600 seconds = 22.9l/s. The maximum infiltration rate into the ground (see calculation in Appendix D) is 1.3l/s.

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4. FLOOD RISK MITIGATION & CONCLUSION

- 4.1 The site has a 0.5% probability of tidal flooding at a maximum depth of 1.95m, which would be life threatening, ie unduly hazardous at the peak of the flooding. There will be no safe access to dry land, ie flood zone 1. It is therefore best to travel as early as possible before the extreme extent of the flooding occurs northwards away from the coast and the River Arun.
- 4.2 It is proposed to offset this risk by two separate mitigation measures. Resilient materials and techniques will be incorporated into the design of the building. There will be waterproof flooring in the form of solid concrete and the walls will be of steel cladding.
- 4.3 The site manager shall draw up and implement a Flood Warning and Evacuation Plan, containing items such as the evacuation route and an explanation of the EA's flood warning service. See Appendix E for details of a standard industrial Plan.
- 4.4 Flood Warning and Evacuation: Due to the residual risks associated with a breach of the defences along the River Arun, it is recommended that Finecast Foundry Ltd registers with the free flood warning service provided by the Environment Agency (called 'Floodline'), in order to facilitate evacuation of the premises prior to floodwaters surrounding the site.
- 4.5 The manager (or a designated member of staff) should monitor any other developments as regards broadcast information. The TV news channels and local radio stations will augment the EA's warnings in their bulletins. There may be Local Authority Emergency Planning Department vehicles fitted with public address systems (loud hailers) issuing directions from the street.
- 4.6 It should also be noted that prior evacuation will not be possible if the site becomes rapidly inundated following a breach. The plan should also give details of a safe place of refuge above the predicted breach flood level (i.e. at first floor level) where employees can await rescue by the emergency services.
- 4.7 All staff members should be made familiar with the plan's contents that apply to them and what is expected of them.
- 4.8 The manager will switch off the building's electricity prior to evacuation/flooding.

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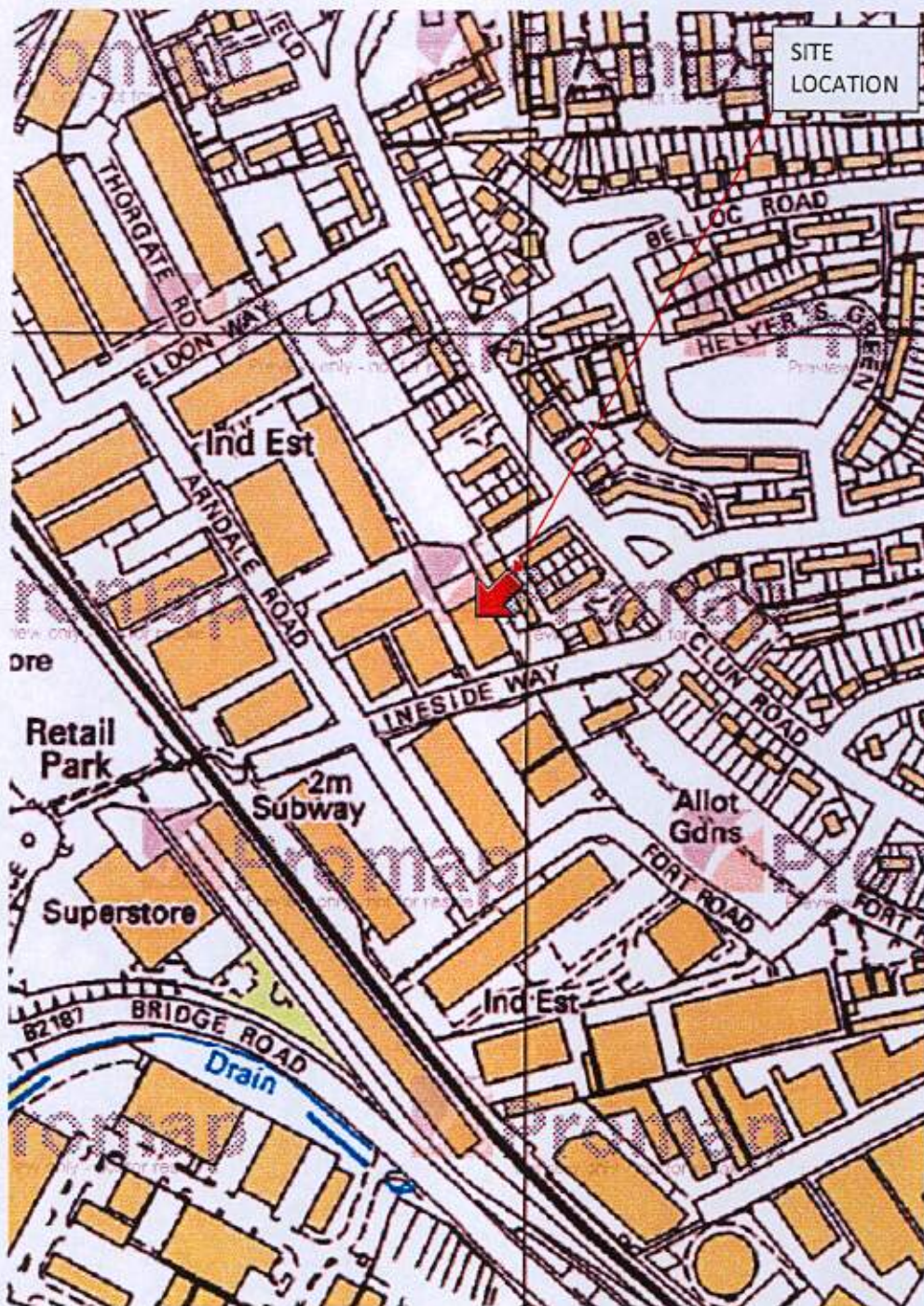
- 4.9 Once these mitigation measures and soakaway are in place, the flood risk profile – both of this unit and of neighbouring sites - will be either reduced or at least not increased. It is therefore concluded that this development complies fully with the 2012 NPPF.

- End of Report -

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APPENDIX A

Site Location Map & Aerial View





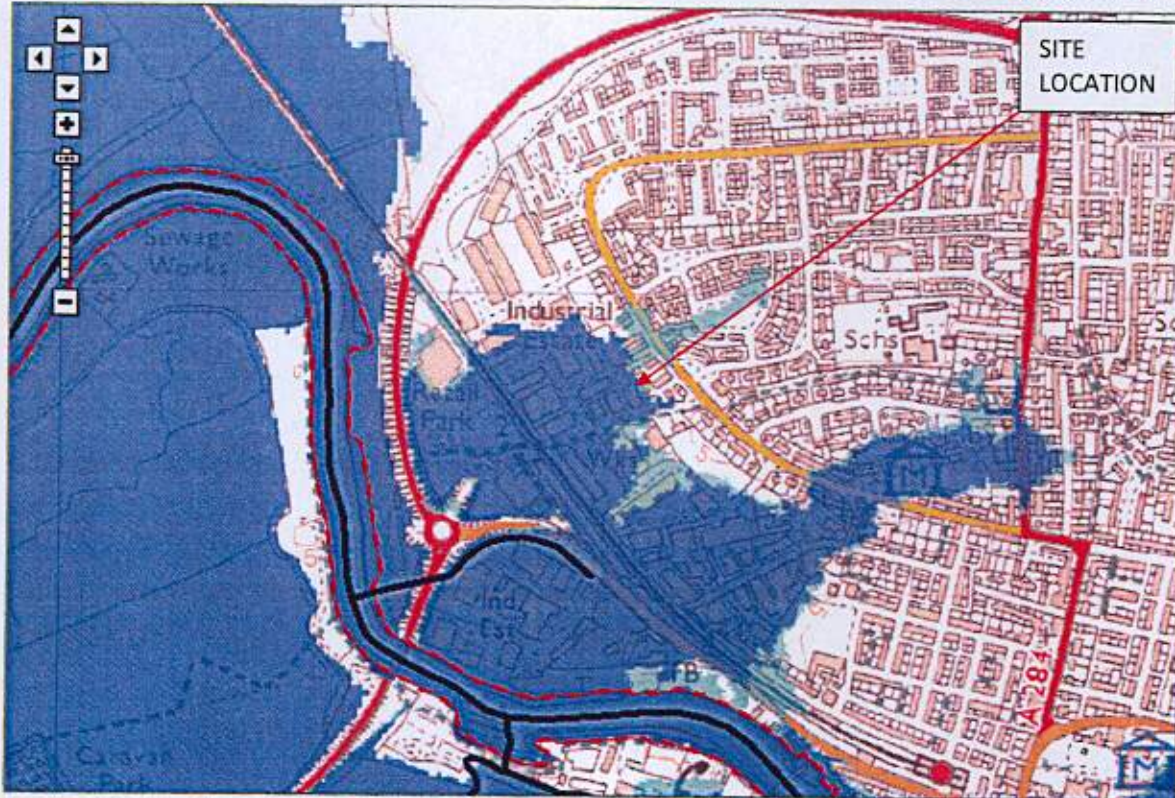
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APPENDIX B

Environment Agency Flood Data

BN17 7EH at scale 1:10,000

Data search ☐ Text only version ☐



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The site is in Flood Zone 3A

W:\Projects\5168 FRA, Finecast, 1 Lineside Way, Wick, Littlehampton BN17 7EH\2.3
Specifications & Reports\F. Flood Risk Assessments

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**Flood Map Centered on 1 Lineside Way, Wick, Littlehampton BN17 7EH -
Created 20/11/2013 [Ref: SSD/2411/VH]**



Site Location

Legend

- Flood Zone 3
- Flood Zone 2

Flood Map Areas (assuming no defences)

Flood Zone 3
Shows the area that could be affected by flooding:
- from the sea with an 1 in 200 or greater chance of happening each year.
- or from a river with a 1 in 100 or greater chance of happening each year.

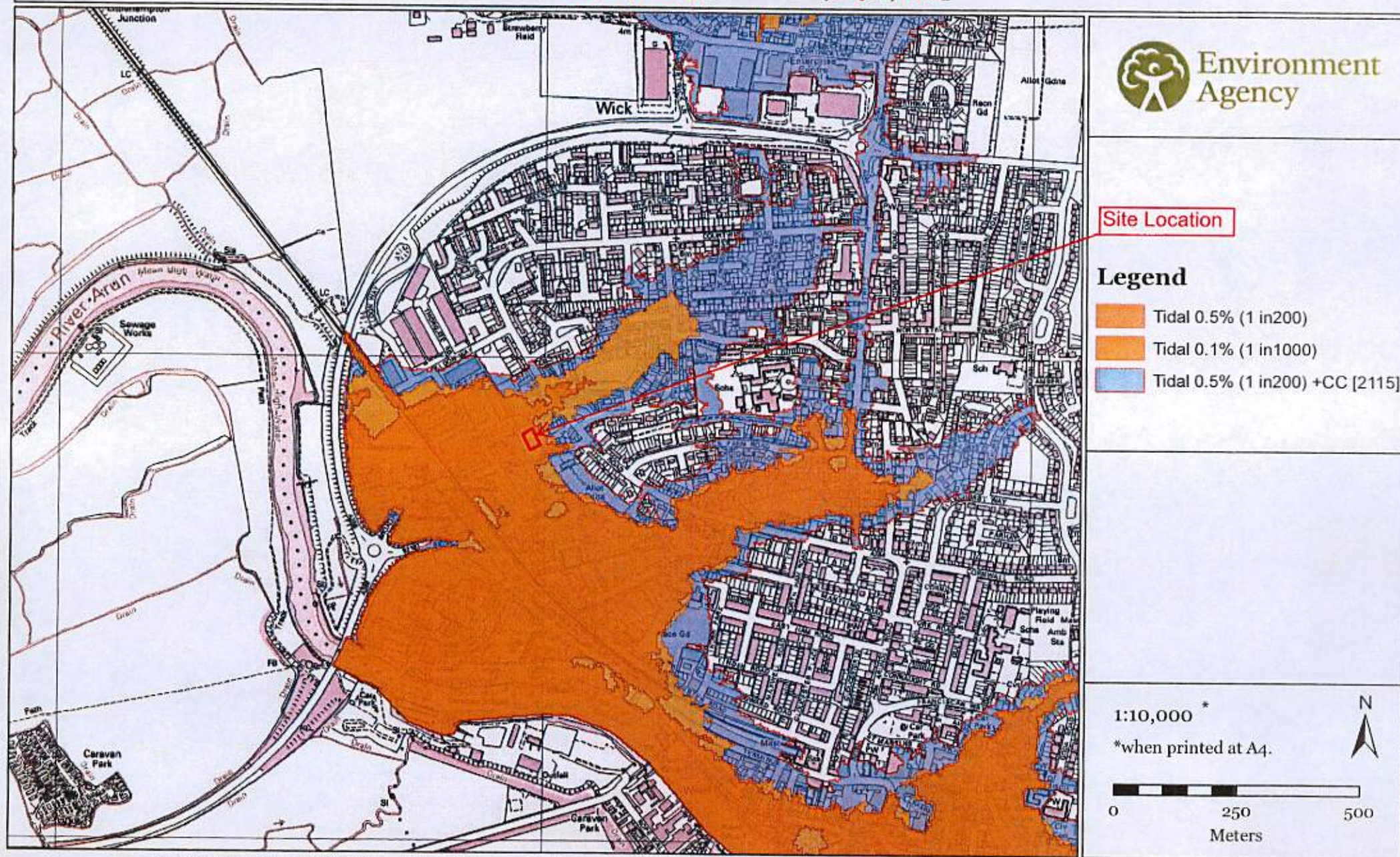
Flood Zone 2
Shows the extent of an extreme flood from rivers of the sea with up to a 1 in 1000 chance of occurring each year.

1:10,000 *

*when printed at A4.



2011 Arun to Adur Strategy Model Extents Map Centered on 1 Lineside Way, Wick, Littlehampton BN17 7EH - Created 20/11/2013 [Ref: SSD/2411/VH]



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Contact Us: National Customer Contact Centre, PO BOX 544, Rotherham, S60 1BY. Tel: 08708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

**Modelled Flood Depths and Levels Centered on 1 Lineside Way, Wick, Littlehampton BN17 7EH -
Created 20/11/2013 [Ref: SSD/2411/VH]**

Node Point	Easting	Northing	UNDEFENDED tidal depths taken from 2011 TUFLOW [m]			DEFENDED tidal depths taken from 2011 TUFLOW [m]		
			0.5% [1in200yr]	0.1% [1in1000yr]	0.5% [1in200yr] +CC [2115]	0.5% [1in200yr]	0.1% [1in1000yr]	0.5% [1in200yr] +CC [2115]
1	501962	102820	0.33	0.9	1.95	NULL	0.09	1.91
2	501983	102811	0.21	0.78	1.83	NULL	0.01	1.78
3	501979	102796	0.32	0.89	1.94	NULL	0.08	1.9

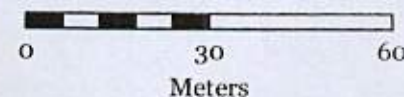
Node Point	Easting	Northing	UNDEFENDED tidal levels taken from 2011 TUFLOW [mAOD]			DEFENDED tidal levels taken from 2011 TUFLOW [mAOD]		
			0.5% [1in200yr]	0.1% [1in1000yr]	0.5% [1in200yr] +CC [2115]	0.5% [1in200yr]	0.1% [1in1000yr]	0.5% [1in200yr] +CC [2115]
1	501962	102820	3.26	3.83	4.88	NULL	3.01	4.84
2	501983	102811	3.26	3.83	4.88	NULL	3.01	4.84
3	501979	102796	3.26	3.83	4.88	NULL	3.01	4.84



Legend

- + Node Point
- Site Location

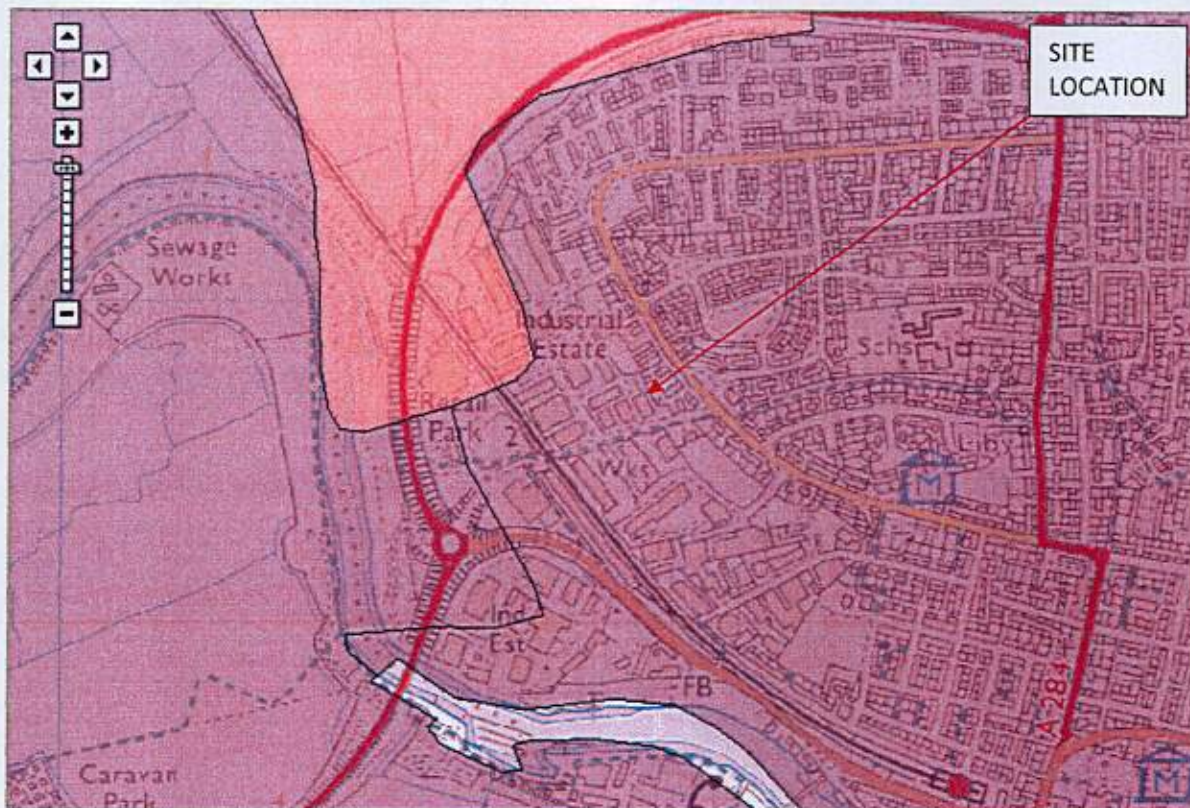
1:1,208 *
*when printed at A4.



Environment Agency Groundwater Vulnerability Zones

Map of BN17 7EH at scale 1:10,000

Data search  Text only version 



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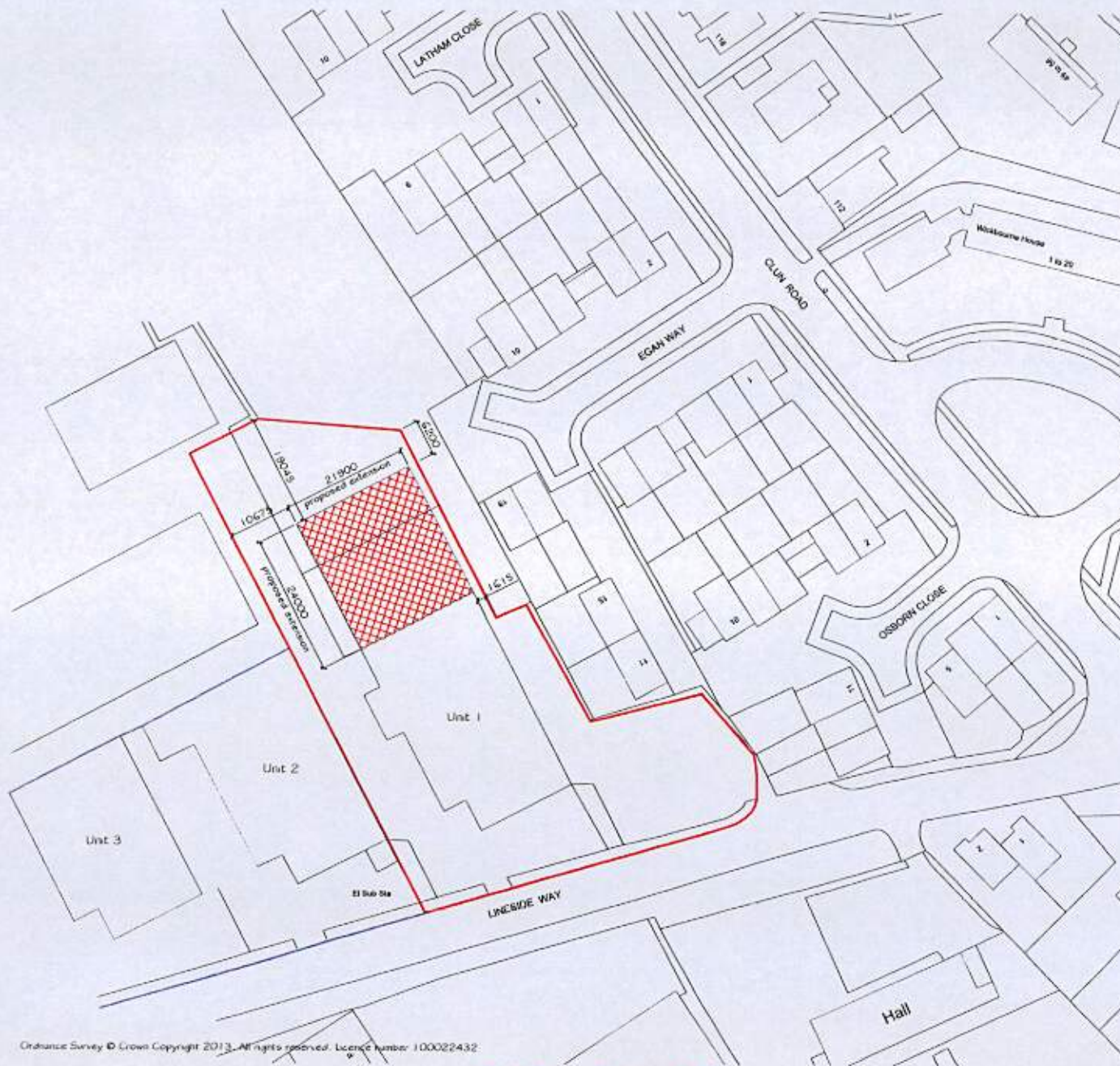
The site lies within a 'Major Aquifer High'

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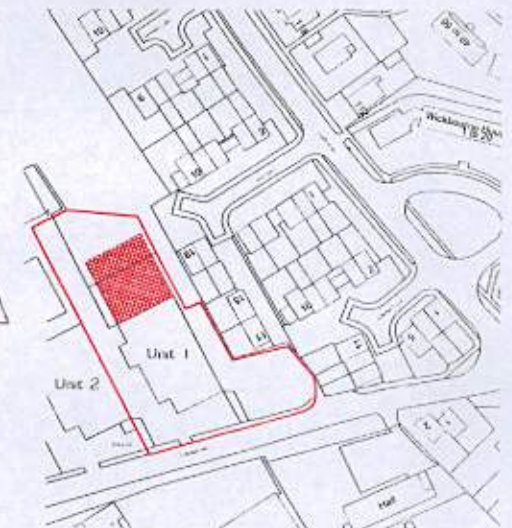
APPENDIX C

Proposed Scheme Drawings

W:\Projects\5168_FRA_Finecast_1 Lineside Way, Wick, Littlehampton BN17 7EH\2.3 Specifications & Reports\Flood Risk Assessments	Date	Job No.
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Site Plan - Scale 1:500



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Location Plan - Scale 1:1250

Planning Issue

Drawn by: 21-07-13
App: Change Date



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E: info@marshallclark.co.uk
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Ser: Firecoat Foundry
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Wick,
Littlehampton,
West Sussex,
BN17 7D1

Project: Proposed Extension

Tab: Site & Location Plans

Date: 21-07-13
July 2013
Scale: 1:500 & 1:1250
Sht No: 01 of 01
AZ: 13-07-01

For Plans and Elevations - Existing & Proposed,
please refer to Drawing 13-07-01

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Ground Floor Plan & Elevations - Existing



Front (SE) Elevation

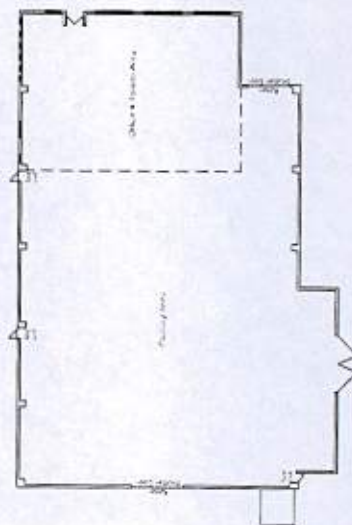
Rear (NW) Elevation



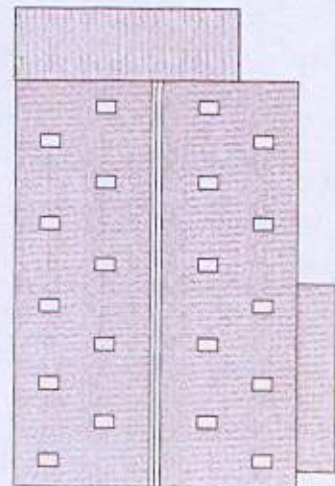
Side (NE) Elevation



Side (SW) Elevation



Ground Floor Plan



Roof Plan

Ground Floor Plan & Elevations - Proposed



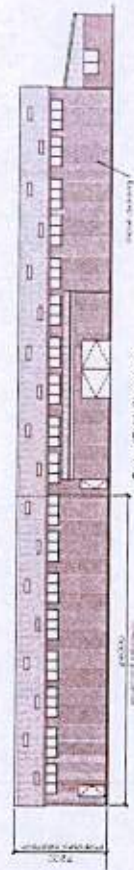
Front (SE) Elevation (proposed)



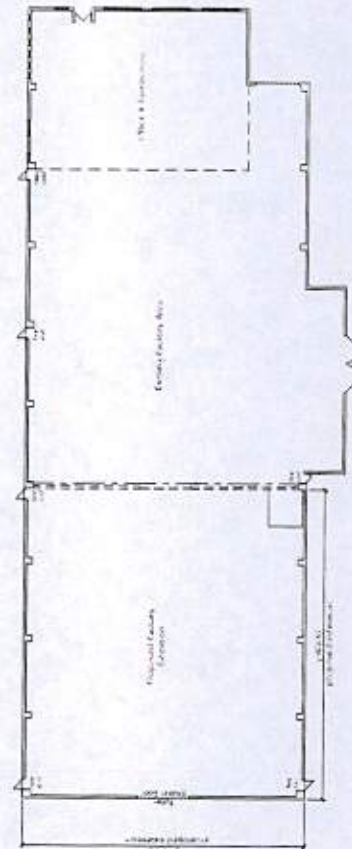
Rear (NW) Elevation



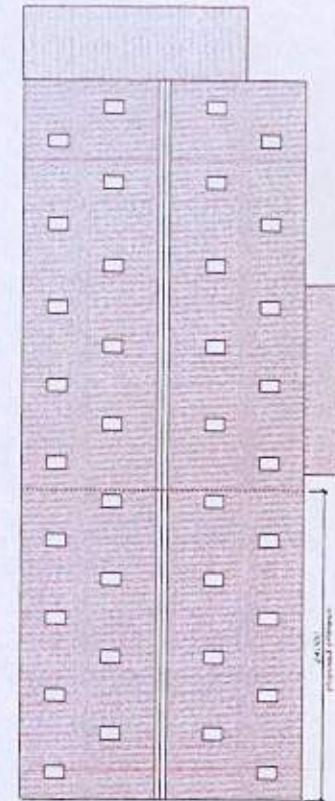
Side (NE) Elevation



Side (SW) Elevation



Ground Floor Plan



Roof Plan

Planning Issue



Marshall Clark Architects
10000 130th Avenue, Suite 100
P.O. Box 10000, Richmond, BC V6V 1Y9
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For Site & Location Plans, please refer to Drawing 13.01-02.

APPENDIX D

Micro Drainage Calculation

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66a Church Walk Burgess Hill West Sussex RH15 9AS		1 Lineside Way Littlehampton			
Date 21-11-13		Designed by CJ			
File Soakaway.srcx		Checked by			
Micro Drainage		Source Control 2013.1.1			
<u>Summary of Results for 200 year Return Period (+20%)</u> Half Drain Time : 175 minutes.					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	4.004	0.404	1.0	11.5	O K
30 min Summer	4.128	0.528	1.1	15.1	O K
60 min Summer	4.238	0.638	1.2	18.2	O K
120 min Summer	4.301	0.701	1.2	20.0	O K
180 min Summer	4.304	0.704	1.2	20.1	O K
240 min Summer	4.292	0.692	1.2	19.7	O K
360 min Summer	4.261	0.661	1.2	18.8	O K
480 min Summer	4.228	0.628	1.2	17.9	O K
600 min Summer	4.196	0.596	1.1	17.0	O K
720 min Summer	4.164	0.564	1.1	16.1	O K
960 min Summer	4.105	0.505	1.1	14.4	O K
1440 min Summer	3.999	0.399	1.0	11.4	O K
2160 min Summer	3.873	0.273	0.9	7.8	O K
2880 min Summer	3.780	0.180	0.9	5.1	O K
4320 min Summer	3.672	0.072	0.8	2.1	O K
5760 min Summer	3.645	0.045	0.7	1.3	O K
7200 min Summer	3.638	0.038	0.6	1.1	O K
8640 min Summer	3.633	0.033	0.5	0.9	O K
10080 min Summer	3.629	0.029	0.4	0.8	O K
15 min Winter	4.055	0.455	1.0	13.0	O K
30 min Winter	4.198	0.598	1.1	17.0	O K
60 min Winter	4.327	0.727	1.2	20.7	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
15 min Summer	123.876	0.0	18		
30 min Summer	83.749	0.0	33		
60 min Summer	53.940	0.0	62		
120 min Summer	33.449	0.0	120		
180 min Summer	24.870	0.0	148		
240 min Summer	19.986	0.0	180		
360 min Summer	14.635	0.0	248		
480 min Summer	11.729	0.0	318		
600 min Summer	9.869	0.0	386		
720 min Summer	8.566	0.0	456		
960 min Summer	6.842	0.0	588		
1440 min Summer	4.974	0.0	850		
2160 min Summer	3.607	0.0	1212		
2880 min Summer	2.867	0.0	1584		
4320 min Summer	2.070	0.0	2248		
5760 min Summer	1.640	0.0	2936		
7200 min Summer	1.368	0.0	3672		
8640 min Summer	1.181	0.0	4336		
10080 min Summer	1.043	0.0	5136		
15 min Winter	123.876	0.0	18		
30 min Winter	83.749	0.0	32		
60 min Winter	53.940	0.0	60		
©1982-2013 Micro Drainage Ltd					

GTA Civils Ltd		Page 2
66a Church Walk Burgess Hill West Sussex RH15 9AS	1 Lineside Way Littlehampton	
Date 21-11-13	Designed by CJ	
File Soakaway.srcx	Checked by	
Micro Drainage		Source Control 2013.1.1

Summary of Results for 200 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m ³)	Status
120 min Winter	4.411	0.811	1.3	23.1	O K
180 min Winter	4.418	0.818	1.3	23.2	O K
240 min Winter	4.399	0.799	1.3	22.8	O K
360 min Winter	4.357	0.757	1.2	21.6	O K
480 min Winter	4.309	0.709	1.2	20.2	O K
600 min Winter	4.261	0.661	1.2	18.8	O K
720 min Winter	4.213	0.613	1.1	17.5	O K
960 min Winter	4.124	0.524	1.1	14.9	O K
1440 min Winter	3.972	0.372	1.0	10.6	O K
2160 min Winter	3.802	0.202	0.9	5.8	O K
2880 min Winter	3.690	0.090	0.8	2.6	O K
4320 min Winter	3.641	0.041	0.6	1.2	O K
5760 min Winter	3.633	0.033	0.5	0.9	O K
7200 min Winter	3.627	0.027	0.4	0.8	O K
8640 min Winter	3.624	0.024	0.4	0.7	O K
10080 min Winter	3.621	0.021	0.3	0.6	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Time-Peak (mins)
120 min Winter	33.449	0.0	116
180 min Winter	24.870	0.0	168
240 min Winter	19.986	0.0	190
360 min Winter	14.635	0.0	268
480 min Winter	11.729	0.0	344
600 min Winter	9.869	0.0	418
720 min Winter	8.566	0.0	492
960 min Winter	6.842	0.0	632
1440 min Winter	4.974	0.0	896
2160 min Winter	3.607	0.0	1260
2880 min Winter	2.867	0.0	1584
4320 min Winter	2.070	0.0	2204
5760 min Winter	1.640	0.0	2936
7200 min Winter	1.368	0.0	3672
8640 min Winter	1.181	0.0	4336
10080 min Winter	1.043	0.0	5088

GTA Civils Ltd		Page 3
66a Church Walk Burgess Hill West Sussex RH15 9AS	1 Lineside Way Littlehampton	
Date 21-11-13	Designed by CJ	
File Soakaway.srcx	Checked by	
Micro Drainage		Source Control 2013.1.1

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	200	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	19.000	Shortest Storm (mins)	15
Ratio R	0.350	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+20

Time Area Diagram

Total Area (ha) 0.053

Time (mins)	Area
From:	To: (ha)
0	4 0.053

GTA Civils Ltd		Page 4
66a Church Walk Burgess Hill West Sussex RH15 9AS	1 Lineside Way Littlehampton	
Date 21-11-13	Designed by CJ	
File Soakaway.srnx	Checked by	
Micro Drainage	Source Control 2013.1.1	

Model Details

Storage is Online Cover Level (m) 5.000

Cellular Storage Structure

Invert Level (m) 3.600 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.18000 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.18000

Depth (m)	Area (m ²)	Inf. Area (m ²)	Depth (m)	Area (m ²)	Inf. Area (m ²)
0.000	30.0	30.0	0.900	0.0	50.8
0.800	30.0	50.8			

APPENDIX E

Flood Warning and Evacuation Plan

- 1.1. This Building is at risk of flooding in the event of the River Arun's defences breaching or overtopping. It is possible that there would be insufficient warning time given by the EA.
- 1.2. The probable maximum depth from a breach is 1.95m.
- 1.3. The Manager shall sign up to the Environment Agency's (free) flood warning system, 'Floodline Warnings Direct'. This is explained on the EA's website:
<http://www.environment-agency.gov.uk/homeandleisure/floods/38289.aspx>
- 1.4. This plan shall be part of the Manager's operational documents. It shall be reviewed on a regular basis, e.g. every 3 years until 2020 and then possibly extended to 5 year spans, depending on how much change is needed within the first 6 years.
- 3.1. The building should only be evacuated if the warnings given clearly indicate that this action is necessary. It is possible that a minor breach occurs that adversely affects only streets nearer to the river, thereby leaving other areas unaffected: so undue panic should be avoided. That said, if it is clear from any broadcast warnings that the reported breach (including overtopping) is near to the site and is of a scale that could cause the building to flood then the following evacuation procedure must be carried out quickly as practically possible.
- 3.2. All members of staff shall be told what is expected of them in a flood situation in their induction. It must be clearly explained and understood by them. They should be told the contents of this Plan (or given a copy of it if preferred) so that they have a better understanding of the flood risk in this building. Any staff acting temporarily as Duty Manager must be involved during the testing and review of this Plan and assume the responsibilities, albeit temporarily, as if they were the Manager whilst on duty.
- 3.3. It is the manager's responsibility to shut down the whole building's electrical circuitry prior to a flood event. The building's power sockets on the ground floor are below 1.95m and so it would be unduly hazardous for the flood waters to come into contact with live electrical circuits.
- 3.4. The Manager should be able to assess from the EA's and Local Authority Emergency Services' warnings the likely flood warning time, ie how long there is before the factory is likely to be inundated. This is likely to be less than 4 hours but this depends on the severity of the defences' failure. Once this is known it will be clear how quickly the evacuation must be carried out.
- 3.5. Once the decision has been made to evacuate, the Manager will shut and lock up the premises, once he/she is satisfied that any members of staff and visitors at that time are able to reach dry land.
- 3.6. A car (or other motor vehicle) that is capable of transporting wheel-chair bound people, shall be available to ferry up to 4 people to dry land. Note that this 'target site' must be identified in advance by the Manager. This is to be added to this Plan and thereby included into the review process.

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