

LU/294/08

FLOOD RISK ASSESSMENT

**PROPOSED DEVELOPMENT AT
FORMER HRI SITE (THE POPLARS)
WORTHING ROAD
LITTLEHAMPTON
WEST SUSSEX**

**PREPARED FOR
ARUN DISTRICT COUNCIL**

September 2008

1.0 INTRODUCTION

- 1.1 This flood risk assessment has been prepared in accordance with the recommendations contained in **Planning Policy Statement 25 "Development and Flood Risk"** (PPS25) and in accordance with the Local Authority's instruction to provide a Flood Risk Assessments to accompany the planning submission.

2.0 DEVELOPMENT DESCRIPTION AND LOCATION

- 2.1 The proposal is for two-storey residential development comprising 36 houses located in the northern part of the residential development at The Poplars, Worthing Road, Littlehampton, West Sussex and forms part of an existing approved residential development under Outline Reference LU/221/03 and a previous layout was approved in this location under Planning Reference LU/454/07.
- 2.2 The proposed development is shown by the Environment Agency's Indicative Floor Map as not being within the extent of the predicted 1:100 year Fluvial and Tidal Flooding. Reference to **Appendix A** The Environment Agency Indicative Flood Risk Map.
- 2.3 The proposed development is consistent with the Local Development documents, it has both Outline and Reserved Matters applications approved and this particular proposal is for the Affordable Housing requirement in respect of this site and is within the confines of the Outline Approval.
- 2.4 Evidence of this sequential test applied to this site is that this development is allocated within Zone 1 (Level 1 SFRA) and therefore the sequential test is passed.

3.0 FLOODING RISKS

- 3.1 The site is not predicted to be at risk of fluvial or tidal flooding risk by the Environment Agency to the standards given without PPS25.

4.0 SURFACE AND FOUL WATER DRAINAGE OF THE PROPOSAL SITE

- 4.1 Surface water to balancing pond in Brookfield Park as existing. Foul drainage to public utility sewerage facilities.

5.0 CONCLUSIONS

- 5.1 Draft Guidance for the requirements in undertaking a Flood Risk Assessment is contained in "Planning Policy Statement 25 a Practice Guide" and this indicates the general requirements that should be considered for all Flood Risk Assessments irrespective of the size of the site and this provides a question pro-forma. In addition to relevant conclusions the suggested pro-forma is completed as follows:-

Pro Forma:

PPS25 APPENDIX C FRA Pro-forma Flood risk assessment for new development.

1. Development description and location

- 1(a) *What type of development is proposed and where will it be located?*

See paragraph 2 within the main text.

- 1(b) *What is its vulnerability classification?*

Less vulnerable.

- 1(c) *Is the proposed development consistent with the Local Development Documents?*

Site with Outline Planning Approval.

- 1(d) *Please provide evidence that the Sequential Test or Exception Test has been applied in the selection of this site for this development type?*

The development is allocated within Zone 1 (Level 1SFRA) and therefore the Sequential Test passed.

2. Definition of Flood Hazard

- 2(a) *What sources of flooding could affect the site*

No flood risks are predicted.

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

No sources identified.

- 2(c) *What are the existing surface water drainage arrangements for the site?*

Surface water drainage is to the agreed balancing pond in Brookfield Park.

3. Probability

- 3(a) *Which flood zone is the site within?*

Zone 1.

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

Refer to the Arun District Council Strategic Flood Risk Assessment. The proposed site is not referred to as at risk of fluvial or tidal flooding and accordingly is not identified.

- 3(c) *What is the probability of the site flooding taking account of the contents of the SFRA and of any further site specific assessments?*

The site is not shown to be at probability of flood risk.

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

The existing surface run-off accords with the design proposals approved by Southern Water and designed to be accommodated within the balancing pond on the adjacent Brookfield Park Site.

4. Climate Change

- 4(a) *How is the flood risk of this site likely to be affected by climate change?*

The site is not shown to be at probability of flood risk.

5. Detailed development proposals

- 5(a) *Please provide details of the development layout referred to the relevant drawing.*

Refer to the planning application drawings.

- 5(b) *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.*

The site is not at risk of fluvial or tidal flooding within the parameters of PPS25.

6. Flood risk management measures

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

The site is not at risk of fluvial or tidal flooding within the parameters of PPS25.

7. Off site impacts

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

The existing surface water run-off is designed to accord with the surface water system designed to meet this development with adequate capacity to the adjacent balancing pond in Brookfield Park.

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

The existing surface water run-off is designed to accord with the surface water system designed to meet this development with adequate capacity to the adjacent balancing pond in Brookfield Park.

8. Residual risks

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

No modifications of surface water drainage or flood defence will be caused by the proposed development. Residual risks remain unaltered by the proposed development.

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

The surface water system will be adopted and maintained by Southern Water as part of the drainage infrastructure.