

[REDACTED]

From: Look. design + build [REDACTED]
Sent: 23 August 2018 11:52
To: Planning
Subject: Re: 5 Central Drive - PP-07190296

Please see attached a Flood Risk Assessment for this application. Please confirm safe receipt.

Kind Regards

The Team...

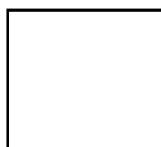
for and on behalf of

Look. design + build

Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN

[REDACTED]

[REDACTED]



On Wed, Aug 22, 2018 at 11:58 AM, Planning <Planning@arun.gov.uk> wrote:

Thank you for your email . I apologise but we have a backlog of applications and are currently dealing with applications submitted on 25 July. I can confirm we have received the application and we will process it as soon as possible.

Yours sincerely

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Look. design + build [REDACTED]
Sent: 22 August 2018 09:31
To: Planning
Cc: Des Conaty; Sally
Subject: 5 Central Drive - PP-07190296

Please may we have an update on the above application made August 9th via the planning portal ref: PP-07190296

Kind Regards

The Team...

for and on behalf of

Look. design + build

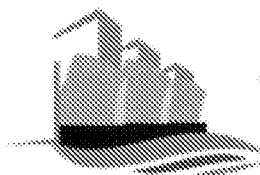
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UK Flood Risk
Flood Risk Consultants

Flood Risk Assessment

**5 Central Drive, Elmer,
Middleton on Sea PO22 7TT**

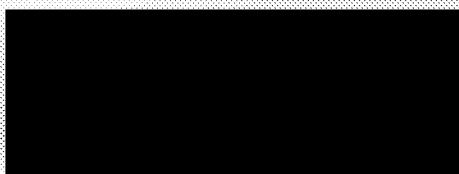
Project Ref: QFRA 1135

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Revision Records

Issued	Report Version	Comments	Issued to
August 2018	1.0	1 st Issue	Des Conaty

Prepared by	SG	Senior Flood Risk Consultant	20/08/2018
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Issue Date: 21/08/2018

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UK Flood Risk Consultants
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Plumstead
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Executive Summary

UK Flood Risk Consultants has been commissioned to prepare this Flood Risk Assessment (FRA) in support of a proposal consisting of erection of new four-bed detached dwelling located at 5 Central Drive, Elmer, Middleton on Sea PO22 7TT.

The main sources of information to undertake flood risk assessment are the flood maps and data of the Environment Agency and the previous flood studies by the Local Authority.

The proposed development is categorised as 'more vulnerable'.

The site is located in close proximity to the sea. According to the information available from the SFRA, there were no records of flooding events at the site. There was a flooding event in June 2012 due to inadequate highway drainage, however, the site was not flooded by this event due to the floor levels higher than 1m from the water levels.

The Environment Agency's Flood Maps show that the site lies within the Flood Zone 1 (low probability flooding). The Environment Agency's flood risk map indicates that the site is located outside of the flood risk zone.

The flood risk from other sources including surface water, underground water, sewer and reservoir is low.

The proposed development will not lead to any increase in the surface runoff. The surface runoff will be improved by implementing appropriate SuDS measures. Permeable pavement will be implemented in order to improve the surface runoff from the site.

The development will not give rise to backwater affects or divert water towards other properties.

This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

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Abbreviations

Abbreviation	Description
mAOD	Metres Above Ordnance Datum
DEFRA	Department for Environment, Food, and Rural Affairs
EA	Environment Agency
FRA	Flood Risk Assessment
LLFA	Lead Local Flood Authority
NPPF	National Planning Policy Framework
SFRA	Strategic Flood Risk Assessment
PFRA	Preliminary Flood Risk Assessment
SuDS	Sustainable Drainage Systems

1.0 Background

UK Flood Risk Consultants has been commissioned to prepare this Flood Risk Assessment (FRA) in support of a proposal consisting of erection of new four-bed detached dwelling located at 5 Central Drive, Elmer, Middleton on Sea PO22 7TT.

This FRA has been carried out in accordance with the requirements of the Revised National Planning Policy Framework (NPPF) published on 24 July 2018 and the Environment Agency's Flood Risk Assessment (FRA) Guidance Notes and the best practices in flood risk management.

The National Planning Policy Framework sets out planning policy in order to avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

2.0 FRA Requirements

A flood risk assessment should be undertaken for most developments located within one of the flood zones. This included developments:

- in flood zone 2 or 3 including minor development and change of use,
- more than 1 hectare (ha) in flood zone 1,
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable, where they could be affected by sources of flooding other than rivers and the sea (eg, surface water drains, reservoirs),
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

The Environment Agency's standing advice should be followed if carrying out a flood risk assessment of a development classed as:

- a minor extension (household extensions or non-domestic extensions less than 250 square metres) in flood zone 2 or 3
- 'more vulnerable' in flood zone 2 (except for landfill or waste facility sites, caravan or camping sites)
- 'less vulnerable' in flood zone 2 (except for agriculture and forestry, waste treatment, mineral processing, and water and sewage treatment)
- 'water compatible' in flood zone 2.

3.0 General Description of the Site and the Proposals

3.1. Description of the site

The proposal site is located at 5 Central Drive, Elmer, Middleton on Sea PO22 7TT approximately centred on the OS NGR 498241,100264 (**Appendix A Figure 1**). The site is located within the administrative boundary of Arun District Council which is the Local Planning Authority.

Total site area is approximately 860m². The land is currently occupied by a two storey detached dwelling house in a run-down condition. The front garden is a mixture of soft and hard landscaping with one vehicle entrance. To the rear there is a substantial garden that is laid to lawn.

The access to the site is via Central Drive. The surrounding area consists of predominantly residential use and is a mixture of detached and semi-detached properties with various heights and styles (**Appendix A Figure 2**).

The site is located in close proximity to the sea with the risk of tidal flooding. The site topography is relatively level with the general elevation varying from 4.47mAOD to 4.82mAOD. Further details about the existing site are provided in **Appendix B**.

3.2. Proposed Development

The proposal consists of demolition of the existing dwelling and erection of new four-bed detached dwelling. The footprint area of the proposed building is approximately 210m². Further details about the proposals have been provided in **Appendix B**.

4.0 Development and Flood Risk Policy

4.1. National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework was published on 24 July 2018 and sets out the government's planning policies for England. The NPPF sets out planning and policies related to development planning and flood risk using a sequential characterisation of risk based on planning zones and the Environment Agency's Flood Maps. The aim of the flood risk assessment is to identify which Flood Zones the site is located in and vulnerability classification relevant to the proposed development, based on an assessment of current and future conditions.

4.2. Flood Zones

The Flood Zones refer to the probability of river and sea flooding which ignores the presence of defences. The national flood maps have been developed by the Environment Agency that shows the risk of tidal and/or fluvial flooding across England and Wales for different return period events. The Environment Agency's Flood Maps are the maps which have been developed using broad scale hydraulic modelling. It is therefore important to understand that the flood maps may not be very accurate at a site-specific level which may need further field observation and measurements. The Flood Zones do not take into account of the climate change impacts which must be considered in any flood risk assessment as required by the NPPF.

4.3. Sequential and Exception Tests

As set out in the NPPF, the overall aim of the Sequential Test should be to steer new development to Flood Zone 1 (Low Probability Flooding). Where there are no reasonably available sites in Flood Zone 1, the Local Authority should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Where there are no reasonably available sites in Flood Zones 1 or 2, the suitability of sites in Flood Zone 3 should be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

As the site is located in Flood Zone 1, the Sequential Test will not be required.

The Exception Test, as set out in paragraph 102 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. There are two requirements to meet for the Exception Tests. The proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe

for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

4.4. Vulnerability of Use and Flood Risk Assessment

The proposed development is categorised as 'more vulnerable' (**Table 2**). The site is located in Flood Zone 1 (low probability flooding). The proposed development is therefore considered appropriate at this location (**Table 3**). It should be ensured that all types of flood risk are considered as part of the Flood Risk Assessment: *'A site-specific Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'*.

This FRA aims to demonstrate that the proposal will remain safe for its lifetime and will not increase flood risk elsewhere.

4.5. NPPF Flood Zones

Table 1 below shows the NPPF Flood Zones and the requirements and policy aims in terms of undertaking site-specific flood risk assessment.

Table 1 - NPPF Flood Zones and Requirements (NPPF Technical Guidance Table 1)

Zone 1: Low Probability Flood Zone	This is defined as the land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
Appropriate uses	All uses of land are appropriate in this zone.
FRA requirements	For development proposals on sites comprising 1 ha or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a FRA.
Policy aims	Developers and local authorities should seek opportunities to reduce the overall level of flood risk through the layout and form of the development, and the appropriate application of sustainable drainage techniques.



Zone 2: Medium Probability Flood Zone	This is defined as the land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
Appropriate uses	The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table 2 are appropriate in this zone. Highly vulnerable uses in Table 2 are only appropriate in this zone if the Exception Test is passed.
FRA requirements	All proposals in this zone should be accompanied by a FRA.
Policy aims	Developers and local authorities should seek opportunities to reduce the overall level of flood risk through the layout and form of the development, and the appropriate application of sustainable drainage techniques.
Zone 3a: High Probability Flood Zone	This is defined as the land assessed as having a 1 in 100 or greater annual probability of river flooding (<1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Appropriate uses	The water-compatible and less vulnerable uses of land in Table 2 are appropriate in this zone. The highly vulnerable uses (Table 2) should not be permitted in this zone. The more vulnerable and essential infrastructure uses in Table 2 should only be permitted in this zone if the Exception Test is passed.
FRA requirements	All proposals in this zone should be accompanied by a FRA.
Policy aims	Developers and local authorities should seek opportunities to:



	❖ reduce the overall level of flood risk through the layout and form of the development and the appropriate application of sustainable drainage techniques; ❖ relocate existing development to land with a lower probability of flooding; ❖ create space for flooding to occur by allocating and safeguarding open space for flood storage.
Zone 3b: Functional Floodplain	This is the land where water has to flow or be stored in times of flood. This zone is generally defined as the land which would flood with an annual probability of 1 in 20 (5%AEP) or greater in any year. The Local Council may define the Functional Floodplain area with a different annual probability of event.
Appropriate uses	Only the water-compatible uses and the essential infrastructure listed in Table 2 that has to be there should be permitted. It should be designed and constructed to: ❖ remain operational and safe for users in times of flood; ❖ result in no net loss of floodplain storage; ❖ not impede water flows; ❖ not increase flood risk elsewhere.
FRA requirements	All proposals in this zone should be accompanied by a FRA.
Policy aims	In this zone, developers and local authorities should seek opportunities to: ❖ reduce the overall level of flood risk through the layout and form of the development and the appropriate application of sustainable drainage techniques; ❖ relocate existing development to land with a lower probability of flooding.

Table 2 - Flood Risk Vulnerability Classification (NPPF Technical Guidance Table 2)

Essential Infrastructure	Essential transport infrastructure and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.
Highly Vulnerable	❖ Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations and emergency dispersal points. ❖ Basement dwellings, caravans, mobile homes and park homes intended for permanent residential use. ❖ Installations requiring hazardous substances consent.
More Vulnerable	❖ Hospitals, residential institutions such as residential care homes, children's homes, ❖ Social services homes, prisons and hostels. ❖ Buildings used for: dwelling houses, student halls of residence, drinking establishments, nightclubs, hotels and sites used for holiday or short-let caravans and camping. ❖ Non-residential uses for health services, nurseries and education. ❖ Landfill and waste management facilities for hazardous waste.
Less Vulnerable	❖ Buildings used for shops, financial, professional and other services, restaurants and cafes, offices, industry, storage and distribution, and assembly and leisure. ❖ Land and buildings used for agriculture and forestry. ❖ Waste treatment (except landfill and hazardous waste facilities), minerals working and processing (except for sand and gravel). ❖ Water treatment plants and sewage treatment plants (if adequate pollution control measures are in place).



Water-compatible Development	❖ Flood control infrastructure, water transmission infrastructure and pumping stations. ❖ Sewage transmission infrastructure and pumping stations. ❖ Sand and gravel workings. ❖ Docks, marinas and wharves, navigation facilities. ❖ MOD defence installations. ❖ Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location ❖ Water-based recreation (excluding sleeping accommodation). ❖ Lifeguard and coastguard stations. ❖ Amenity open space, nature conservation and biodiversity, outdoor sports and recreation. ❖ Essential sleeping or residential accommodation for staff required by uses in this category, subject to a warning and evacuation plan.
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Table 3 - Flood Risk Vulnerability and Flood Zone 'compatibility'

Vulnerability Classification (Refer Table 2)		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zones	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test	✓	✓
	Flood Zone 3a	Exception Test	✓	✗	Exception Test	✓
	Flood Zone 3b	Exception Test	✓	✗	✗	✗

✓ Development is appropriate

✗ Development should not be permitted

5.0 Assessment of Flood Risk

5.1. History of Flooding

The Arun District Council's Strategic Flood Risk Assessment (SFRA, February 2008) has provided a brief summary of the historical flooding events within the borough. The SFRA reported flooding incidents in the area, however there were no records of flooding events at the site.

The West Sussex County Council's Report on June 2012 Flood Event highlighted the areas under flooding including Central Drive. This was due to the lack of adequate highway drainage and probably soakaways in the area did not work properly during the extreme event.

Information on the past flooding event was also obtained from the landowners. According to the information available from them, there were floods back in 2012 but this was mainly due to poorly maintained storm drains. These floods never reached the property and came as close as 200 metres away and had a ground level difference of over 1 metre.

5.2. Risk of Tidal Flooding

The site is located in close proximity to the sea. The Environment Agency's Flood Map around the site is shown in **Appendix A Figure 3** which shows that the site lies within the Flood Zone 1 (low probability flooding). Flood Zone 1 is an area where flooding from the sea is very unlikely. There is less than a 1 in 1000 chance of flooding occurring in any one given year (i.e. a less than 0.1% annual probability of flooding).

Figure 4 shows the Environment Agency's flood risk map which indicates that the site is located outside of the flood risk zone.

5.3. Modelled Water Levels

As the site is located in Flood Zone 1, the modelled water levels will not be relevant.

5.4. Risk of Fluvial Flooding

There are no Main Rivers/watercourses near the site. The risk of fluvial flooding is therefore low.

5.5. Risk of Flooding From Artificial Water Bodies

There were no known flood risks from any artificial water bodies near the site.

5.6. Risk of Groundwater Flooding

In recent years groundwater has been recognised as a significant source of flooding in the UK. According to the British Geological Survey, groundwater flooding occurs when the water table in permeable rocks rises to enter basements/cellars or comes up above the ground surface. Groundwater flooding is not necessarily linked directly to a specific rainfall event and is generally of longer duration than other causes of flooding (possibly lasting for weeks or even months).

Evidence of historical groundwater flooding within the SFRA is very limited, however it is important to recognise that the risk of groundwater flooding is highly variable and heavily dependent upon local conditions at any particular time.

According to the information available from the landowner, there were no records of any groundwater flooding incidents around the site. Based on these evidences and information, it is reasonable to consider that the risk of groundwater flooding to the site is low.

5.7. Risk of Surface Water Flooding

The surface water flooding arises when the infiltration capacity of land or the drainage capacity of a local sewer network is exceeded and the excess rainwater flows overland. The severity of surface water flooding depends on several factors such as the degree of saturation of the soil before the event, the permeability of soils and geology, hill slope steepness and the intensity of land use.

Information on the risk of surface water flooding is held by the Environment Agency. The Environment Agency's Surface Water Flood Risk Maps are provided in **Appendix A Figure 5 and Figure 6** which indicate that the risk of surface water flooding to the site is 'low'.

5.8. Risk of flooding from Reservoirs

The Environment Agency's reservoir flood map in **Appendix A Figure 7** indicated that the proposal site is located outside of the maximum extent of flooding from reservoir. According to the Environment Agency, the reservoir flooding is extremely unlikely to happen and reservoirs in the UK have an extremely good safety record; indeed there has been no loss of life in the UK from reservoir flooding since 1925. The Environment

Agency is the enforcement authority for the Reservoirs Act 1975 in England and Wales. All large reservoirs must be inspected and supervised by reservoir panel engineers on a regular basis. It is therefore assumed that these reservoirs are regularly inspected and essential safety work is carried out. These reservoirs therefore present a managed residual risk.

5.9. Flood Risk from Sewers

Sewer flooding is often caused by excess surface water entering the drainage network causing sewers to surcharge. The SFRA has provided very limited information on sewer flooding within the area, however, there were no records of sewer flooding incidents at the site.

According to the West Sussex County Council's Report on June 2012 Flood Event, some areas including Central Drive were flooded by this event due to the inadequacy of the highway drainage. According to the information available from the landowners, the site was not flooded by this event. The floodwater came as close as 200 metres away from the property as the ground level difference was over 1 metre.

It is important to note that previous sewer flood incidents or the lack thereof do not indicate the current or future risk to the site as upgrade work could have been carried out to alleviate any issues or conversely in areas that have not experienced sewer flooding incidents the local drainage infrastructure could deteriorate leading to future flooding.

5.10. Impact of Climate Change

The Environment Agency released new climate change guidance for flood risk assessments on 19th February 2016 outlining the allowances for the impact of climate change on peak river flows, peak rainfall intensities, sea level rise, offshore wind speeds and extreme wave height. They are based on climate change projections and different scenarios of carbon dioxide (CO₂) emissions to the atmosphere. There are different allowances for different epochs or periods of time over the next century.

The range of allowances in **Table 4** below is based on percentiles. A percentile is a measure used in statistics to describe the proportion of possible scenarios that fall below an allowance level. The 50th percentile is the point at which half of the possible scenarios for peak flows fall below it and half fall above it. The central allowance is based on the 50th percentile, higher central is based on the 70th percentile and the upper end is based on the 90th percentile.

Table 4 - Peak river flow allowances by river basin district (use 1961 to 1990 baseline)

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Northumbria	Upper end	20%	30%	50%
	Higher central	15%	20%	25%
	Central	10%	15%	20%
Humber	Upper end	20%	30%	50%
	Higher central	15%	20%	30%
	Central	10%	15%	20%
Anglian	Upper end	25%	35%	65%
	Higher central	15%	20%	35%
	Central	10%	15%	25%
South East	Upper end	25%	50%	105%
	Higher central	15%	30%	45%
	Central	10%	20%	35%
Thames	Upper end	25%	35%	70%
	Higher central	15%	25%	35%
	Central	10%	15%	25%
South West	Upper end	25%	40%	85%
	Higher central	20%	30%	40%
	Central	10%	20%	30%
Severn	Upper end	25%	40%	70%
	Higher central	15%	25%	35%

	Central	10%	20%	25%
Dee	Upper end	20%	30%	45%
	Higher central	15%	20%	25%
	Central	10%	15%	20%
North West	Upper end	20%	35%	70%
	Higher central	20%	30%	35%
	Central	15%	25%	30%
Solway	Upper end	20%	30%	60%
	Higher central	15%	25%	30%
	Central	10%	20%	25%
Tweed	Upper end	20%	25%	45%
	Higher central	15%	20%	25%
	Central	10%	15%	20%

Using peak river flow allowances for flood risk assessments

The guideline suggests to consider the flood zone and the appropriate flood risk vulnerability classification to decide which allowances applies to the development or plan.

In flood zone 2

Essential infrastructure – use the higher central and upper end to assess a range of allowances

Highly vulnerable – use the higher central and upper end to assess a range of allowances

More vulnerable – use the central and higher central to assess a range of allowances

Less vulnerable – use the central allowance

Water compatible – use none of the allowances

In flood zone 3a

Essential infrastructure – use the upper end allowance

Highly vulnerable – development should not be permitted

More vulnerable – use the higher central and upper end to assess a range of allowances

Less vulnerable – use the central and higher central to assess a range of allowances

Water compatible – use the central allowance

In flood zone 3b

Essential infrastructure – use the upper end allowance

Highly vulnerable – development should not be permitted

More vulnerable – development should not be permitted

Less vulnerable – development should not be permitted

Water compatible – use the central allowance

Assessment of Climate Change Impact for the Site

The site is located within the South East River Basin District. As the site is located in Flood Zone 1, the climate change allowances are not directly relevant for the site.

6.0 Mitigation Measures

6.1. Recommended Finished Floor Level

In order to afford a level of protection against flooding it is normally recommended that finished floor levels are set a nominal 300mm above the 1 in 200 year annual probability tidal flood (0.5% AEP) including an allowance for climate change. However, as the site is located in Flood Zone 1 (low probability flooding), raising the finished floor level will not be required.

6.2. Flood Warning and Evacuation

As the site is located in Flood Zone 1, the Flood Warning and Evacuation will not be relevant for the site.

6.3. Surface Water Runoff (SuDS)

The surface runoff from the site will be improved by implementing appropriate SuDS. The requirements for SuDS will ensure that any redevelopment or new development does not negatively contribute to the surface water flood risk of other properties and instead provides a positive benefit to the level of risk in the area. It will also ensure that appropriate measures are taken to increase the flood resilience of new properties and developments in surface water flood risk areas, such as those identified as being locally important flood risk areas.

The SuDS hierarchy and management train has been discussed in the SuDS Manual (C753) which aims to mimic the natural catchment processes as closely as possible. The general hierarchy of the SuDS measures is provided in **Table 5** below.

Table 5 General Hierarchy of SuDS Measures

Measures	Definition/Description
Prevention	The use of good site design and housekeeping measures to prevent runoff and pollution (e.g. rainwater harvesting/reuse).
Source control	Control of runoff at or very near its source (e.g. soakaways, porous and pervious surfaces, green roofs).
Site control	Management of water in a local area on site (e.g. routing water to large soakaways, infiltration or detention basins)
Regional control	Management of runoff from a site or several sites (e.g. balancing ponds, wetlands).

Table 6 below presents the feasibility assessment of the SuDS measures for the site.

Table 6 General Assessment of SuDS measures for the site

SuDS Measures	Issues/Description	Feasibility for the site
Prevention Good site design and housekeeping/rainwater harvesting/infiltration devices/education.	Surface runoff can be improved by implementing rainwater harvesting using water butt.	Yes
Source Control Porous and pervious materials/soakaways/green roof/infiltration trenches/disconnect downpipes to drain to lawns or infiltrate to soakaway.	Permeable pavement will improve the surface runoff from the site.	Yes
Site and Regional Control Infiltration/detention basins/ balancing ponds/ wetlands/underground storage/swales/retention ponds.	Balancing pond/storage will not be feasible due to limited space available.	No

Based on the general assessment of the potential SuDS measures above, it is proposed that permeable pavement on the parking area will be implemented in order to improve the surface runoff from the site. The general layout of the permeable pavement is shown in **Appendix C**. The landowners will be fully responsible for the repair and the management of the proposed SuDS throughout the lifetime of the development.

7.0 Assessment of Impact on flow of floodwater

The proposed development consists of erection of replacement building on the site where the risk of flooding from all sources is low. Therefore, there will be no increase in the displaced floodwater as a result of the building footprint. The development will not give rise to backwater affects or divert water towards other properties.

8.0 Conclusion

The proposal consists of erection of new four-bed detached dwelling located at 5 Central Drive, Elmer, Middleton on Sea PO22 7TT.

The proposed development is categorised as 'more vulnerable'.

The site is located in close proximity to the sea. According to the information available from the SFRA, there were no records of flooding events at the site. There was a flooding event in June 2012 due to inadequate highway drainage, however, the site was not flooded by this event due to the floor levels higher than 1m from the water levels.

The Environment Agency's Flood Maps show that the site lies within the Flood Zone 1 (low probability flooding). The Environment Agency's flood risk map indicates that the site is located outside of the flood risk zone.

The flood risk from other sources including surface water, underground water, sewer and reservoir is low.

The proposed development will not lead to any increase in the surface runoff. The surface runoff will be improved by implementing appropriate SuDS measures. Permeable pavement will be implemented in order to improve the surface runoff from the site.

The development will not give rise to backwater affects or divert water towards other properties.

This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

Appendix A Collection of Figures

Appendix B Existing Site and Proposed Plans

Appendix C Proposed Surface Water Improvement (SuDS) Measures