

FLOOD RISK AND DRAINAGE STATEMENT

The Gilberts, Rustington

1. Introduction

This statement has been prepared in support of a full planning application for the introduction of 5 additional off-street parking spaces within the existing residential site known as The Gilberts, Rustington.

2. Flood Risk Context

The application site is located within Flood Zone 3a as defined by the Environment Agency Flood Map. The proposed development comprises minor works within an established residential site and does not include the construction of new buildings or habitable accommodation.

In accordance with the National Planning Policy Framework (NPPF), development is directed to areas of lowest flood risk where possible and should be safe for its lifetime without increasing flood risk elsewhere. The proposed development is classified as 'Less Vulnerable' and is considered appropriate within Flood Zone 3a.

Given the small scale and nature of the development within an existing residential curtilage, the Sequential and Exception Tests are not considered applicable in this instance. In accordance with the Planning Practice Guidance (NPPG) on flood risk and coastal change, these tests are not required for minor development where there is no increase in vulnerability or flood risk, as is the case with the proposed development.

3. Flood Risk Assessment

The proposed development will not increase flood risk on or off the site. The works do not introduce built form or features that would obstruct flood flows or reduce floodplain storage capacity.

The proposal relates solely to the reconfiguration of external areas within the site and does not alter the existing use or occupancy. As such, the overall flood risk profile of the site remains unchanged. Safe access and egress arrangements remain as existing.

4. Surface Water Drainage

The development will result in a minor increase in hardstanding; however, this will be appropriately managed through the use of permeable surfacing materials or equivalent sustainable drainage solutions.

This approach will ensure that surface water runoff is controlled and that there is no increase in runoff rates compared to the existing situation. The proposal will follow sustainable drainage principles (SuDS), ensuring that surface water is managed on-site and does not increase flood risk elsewhere.

5. Planning Policy Context

The proposal has been assessed against national and local planning policy relating to flood risk and drainage. In accordance with the NPPF, development should be directed to appropriate locations and be safe from flood risk for its lifetime.

At a local level, the proposal accords with Policy W DM1 of the Arun Local Plan, which seeks to ensure development is safe from flood risk and does not increase flood risk elsewhere. The development also complies with Policy DM7, which requires the use of sustainable drainage measures and effective management of surface water runoff. The proposed use of permeable surfacing ensures compliance with these requirements.

6. Conclusion

The proposed development is minor in scale, appropriate for its location within Flood Zone 3a, and will not result in an increase in flood risk. The Sequential and Exception Tests are not required in this case. Subject to appropriate surface water management measures, the development is considered acceptable in flood risk and drainage terms.