

Appendix 5

Environment Agency Flood Maps

and

Extract from Adur District Council SFRA

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED] rs Farm, Yapton
Date: [REDACTED]
Attachments: [REDACTED]

Dear Bava,

Thank you for your request of 15 March 2017 to use Environment Agency Product 4 data, for the site at Stakers Farm, Yapton.

The Environment Agency's records indicate that the above site is located in Flood Zone 1 (land assessed as having less than 0.1% (1 in 1,000) chance of flooding in any given year from rivers or the sea). Therefore the likelihood of flooding in this area is estimated as 'very low'.

The above site is approximately 120m away from Flood Zone 2.

We are therefore unable to provide data from our detailed fluvial or tidal models which is relevant to your site.

Please be aware that in February 2016 the Environment Agency updated its guidance on climate change allowances. The standard allowance of adding 20% to peak flows – as per previous guidance in the National Planning Policy Framework, may not be applicable for the purposes of informing development proposals. It is possible that our current modelling has under estimated flood risk when taking climate change into consideration. This does not however have an effect on Flood Zone 2 or 3. For further information please visit:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

If you have any queries or would like to discuss the content of this letter further please call us on 03708 506506 or reply to this email.

Kind regards,

Tom Baker

Customers & Engagement | Solent and South Downs Area | Environment Planning and Engagement Environment Agency | Guildbourne House | Chatsworth Road | Worthing | West Sussex | BN11 1LD

www.gov.uk/floodsdestroy

DO YOU KNOW WHAT TO DO?



From: Bava Sathan [REDACTED]
Sent: 15 March 2017 13:13
To: Enquiries, Unit <[REDACTED]> SSD Enquiries
[REDACTED]
[REDACTED]
Subject: 22814 - Stakers Farm, Yapton

Dear Sir/Madam,

We have been appointed to prepare a Flood Risk Assessment for this development and would be grateful if you could supply the Product 4 information for the site together with any details of recent flood incidents at the site, also any modelling data including flood levels and breach model information please.

I attach a site location plan for your information.

Please do not hesitate to contact me if you have any queries or require further information.

Kind regards

Bava Sathan

[REDACTED]

The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
West Sussex
BN41 1RA

[REDACTED]

As an ISO 9001 : 2008 certified company, we invite you to reply to this email with any feedback (positive or negative) that you would like to share. Any response will be reviewed by the directors and quality assurance department.

This transmission contains information which may be confidential and which may also be privileged. It is intended for the named addressee only. Unless you are the named addressee, or authorised to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error, please contact: e-mail: [REDACTED] Thank you for your co-

operation.

Whilst this e-mail and any attachments are believed to be free of any virus, it is the recipient's responsibility to ensure that they are virus-free and no responsibility is accepted by The Civil Engineering Practice for any loss or damage arising in any way from receipt or use thereof.

This message has been scanned and no issues discovered.

Click [here](#) to report this email as spam

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Click [here](#) to report this email as spam



Enter a postcode or place name:

BN18 0HZ



Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

BN18 0HZ at scale 1:10,000

Other maps Data search Text only version

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

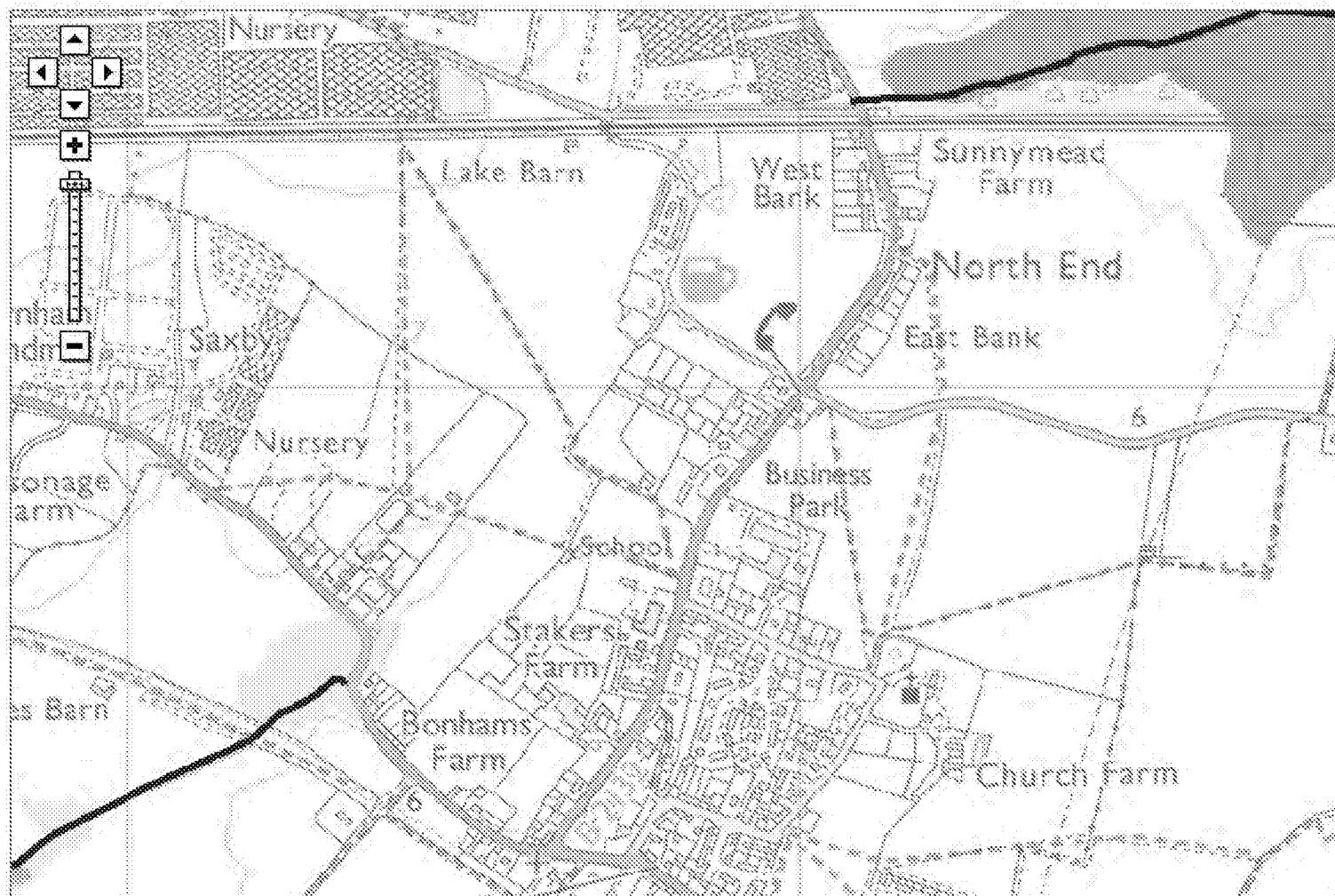
☒ Main River

Main River

☒ Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility



© Environment Agency copyright and database rights 2017. © Ordnance Survey Data © copyright. All rights reserved. Environment Agency 100024196. Contains Royal Mail data © Royal Mail copyright and database right 2017.

This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

Information about Flood Map for Planning:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

Follow us: YouTube Twitter Flickr Facebook

[Privacy policy](#) | [Terms and conditions](#) | [Contact us](#)
© Environment Agency 2017

Author: Environment Agency | webpage.support@environmentagency.gov.uk
Last updated: 4th January 2017

Flood Map for Planning (Rivers and Sea) - Flood Zone 3

 Areas of land with a 100:1 chance of flooding

Flood Map for Planning (Rivers and Sea) - Flood Zone 2

 Areas of land between Zone 3 and the extent

Historic Flood Map

☐ Historic Flood Map

Layers

Active Layers

Legend

Risk of Flooding from Surface Water Depth: 0.1 percent annual chance

DEPTH (Six bands)

- Below 150mm
- 150-300mm
- 300-600mm
- 600-900mm
- 900-1200mm
- Over 1200mm

Risk of Flooding from Surface Water Depth: 3.3 percent annual chance

DEPTH (Six bands)

- Below 150mm
- 150-300mm
- 300-600mm
- 600-900mm
- 900-1200mm
- Over 1200mm

Risk of Flooding from Surface Water Depth: 1 percent annual chance

DEPTH (Six bands)

- Below 150mm
- 150-300mm
- 300-600mm
- 600-900mm
- 900-1200mm
- Over 1200mm

Find Risk Areas

Information

WATFORD DISTRICT COUNCIL Y/44/17/OUT





Enter a postcode or place name:

BN18 0HZ



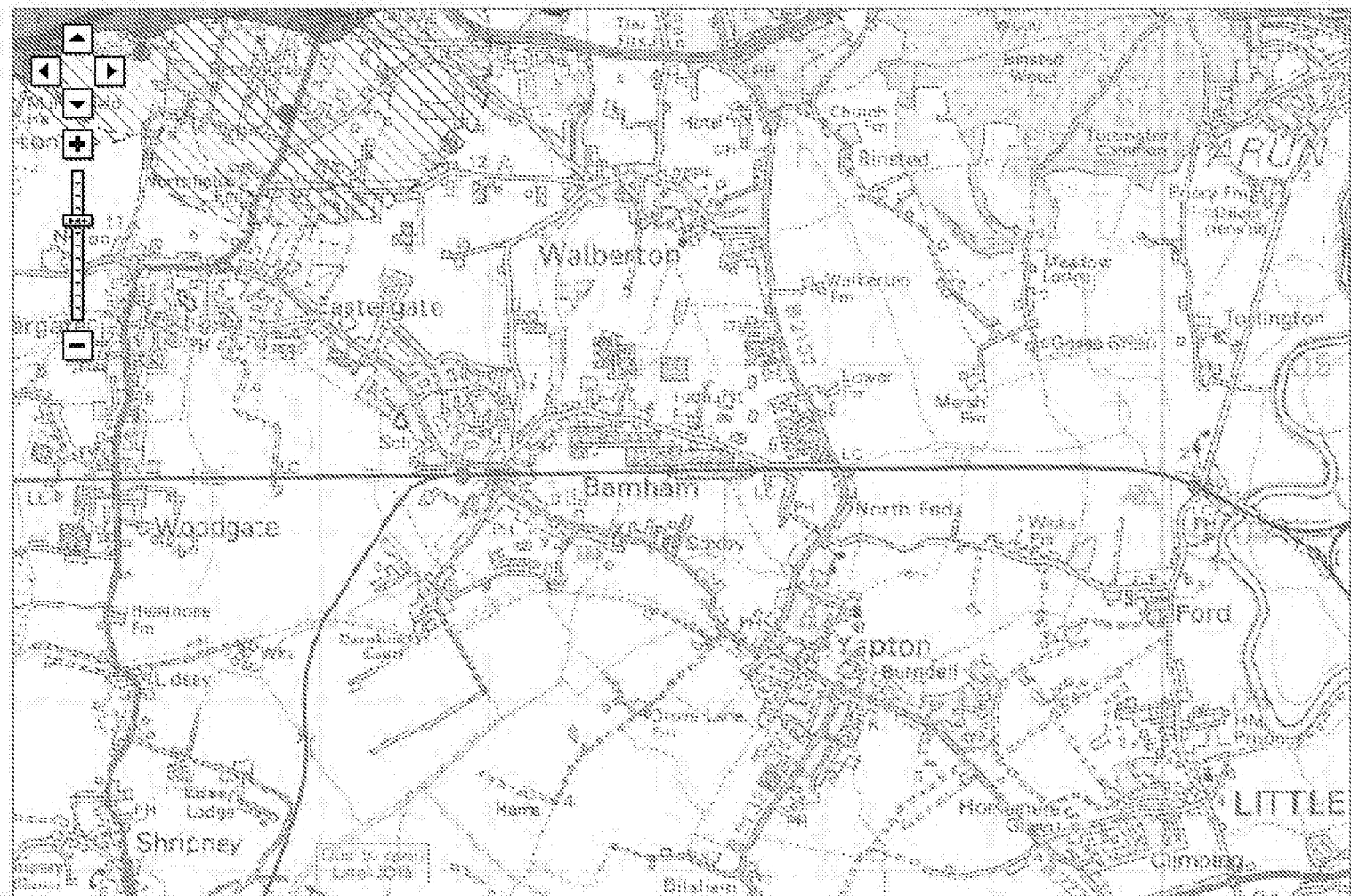
Other topics for this area...

Groundwater

Groundwater

BN18 0HZ at scale 1:40,000

Other maps Data search Text only version



© Environment Agency copyright and database right 2017. © Ordnance Survey/Cornwall copyright. All rights reserved. Environment Agency 100024190.
Contains Royal Mail data © Royal Mail copyright and database right 2017.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

More about Groundwater

Groundwater Source Protection Zones:

Groundwater provides a third of our drinking water. We ensure that your water is safe to drink defining Source Protection Zones. These zones help to monitor the risk of contamination from any activities that might cause pollution in the area.

The Source Protection Zones are not displayed at scales greater than 1:20,000 (Ordnance Survey 1:50,000 scale) as the data was only modelled to this level and is not accurate past this. They should not be compared against field boundaries.

Understanding Groundwater Source Protection Zones maps

British Geological Survey's Aquifer Maps:

From 1st April 2010 new aquifer designations replace the old system of classifying aquifers as Major, Minor and Non-Aquifer. This new system is in line with our Groundwater Protection Policy (GP3) and the Water Framework Directive (WFD) and is based on British Geological Survey mapping.

The Aquifer Extents are not displayed at scales greater than 1:75,000 (Ordnance Survey 1:250,000 scale) as the data was only modelled to this level and is not accurate past this.

Understanding the British Geological Survey's Aquifer maps

Groundwater Vulnerability Maps:

We are currently updating our groundwater vulnerability maps to reflect improvements in data, mapping and understanding of the factors affecting vulnerability. The new maps will be released later in 2016.

The 'New groundwater vulnerability mapping methodology' report provides technical information about how the new maps have been created.

The user guide outlines the kinds of activities the new maps can be used for.

These reports have been published on GOV.UK in advance of the release of the new maps to give users time to understand the new approach and how this differs from the previous groundwater vulnerability maps.

Understanding Groundwater Vulnerability maps

creating a better place

Follow us: YouTube Twitter Facebook LinkedIn

Author: Environment Agency | webpage.support@environment-agency.gov.uk
Last updated: 4th January 2017

[Privacy policy](#) | [Terms and conditions](#) | [Contact us](#)
© Environment Agency 2017

ARUN DISTRICT COUNCIL Y/4417/OUT



Notes:

The Arun SFRA is a strategic assessment of flooding. Users of the SFRA should be aware of this when interpreting the information presented. The user is directed to the SFRA reports which outline the uncertainties associated with the studies. Particular attention is drawn to the following:

- Flood extent boundaries are not considered definitive. Land adjacent to these areas may also be at risk.
- Some flooding mechanisms have not been included in the assessment. The 'coastal risk area' is based on advice from LA Engineers and requires further assessment.

Arun District Council SFRA

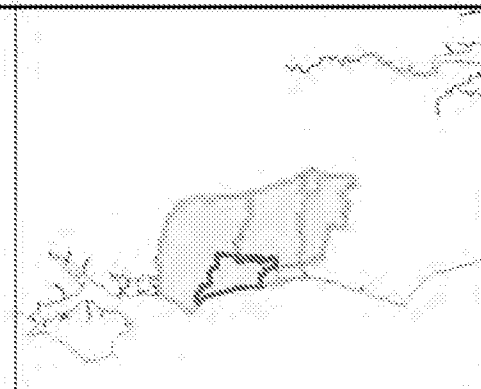
Map A1-F - Actual and Residual Risk of Flooding from Rivers



CAPITA SYMONDS

Legend

- Arun District Boundary
- Actual Defended Fluvial Flood Risk (1% AEP, 2006)
- Residual Defended Fluvial Flood Risk (0.1% AEP, 2006)



0 2 4
Kilometres

Scale at A3: 1:80,000

Date: 31/01/2008

Note the property of this drawing and design is vested in Capita Symonds Limited and must not be copied or reproduced in any way without their written consent. Based on Ordnance Survey mapping and reproduced by Capita Symonds Ltd licence no. 100018487 (2008) with the permission of the Controller of Her Majesty's Stationery Office Crown copyright

Map_A1-F wor



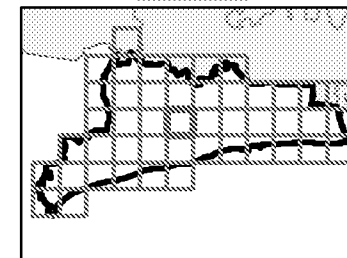
Johns Hopkins University

The Historic Flooding Map shows the recorded markants and flood outlines provided by Ann District Council, West Sussex County Council, Southern Water and Environment Agency. Historical flood extent was obtained from the Environment Agency.

Flooding incidents provided have been categorised based upon the details provided in the records. Unknown flood points could not be determined from the information provided, and therefore could be from a number of sources.

Please note that not all historical records may be shown on this map, and that it is therefore advised you contact Arvin District Council for updated information, page 26 of 5.

Key Point



Legend



■ Arun District SPFA boundary



▶ Historic flood outline

Source of flooding



Now!



Quesada



Total



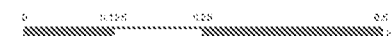
Surface Water



Future



Unknown



REF	Date	Comments
A	2016	
B		
C		

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 0300 544667.

ARUN DISTRICT COUNCIL
LEVEL 1 SFRA: APPENDIX H
HISTORIC FLOODING RECORDS

Page No: 25 of 48

Index Number: A01_29

This document is the property of Jersey Steel, Associated Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party without the permission of Jersey Steel, Associated Ltd.

