



FLOOD RISK ASSESSMENT AND DRAINAGE STATEMENT

Outline planning application for the demolition of all existing structures and redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road.

Land at Street Buildings North End Road Yapton



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Introduction

1. The Flood Risk Assessment is provided because although the site lies within Flood Zone 1 (as identified on the Environment Agency's Flood map for Planning (Rivers and Sea)¹ the site exceeds 1 hectare in area and for no other reason².
2. As a result the Environment Agency standing advice does not apply and the level of information provided in this FRA is proportional to the level of Flood risk for the site from all potential sources identified.
3. The Drainage Statement is provided because although the application is made in outline and any foul and surface water drainage issues would be controlled under the Building Regulations at detailed application stage the Council's Local Validation List requires that such a statement is submitted.

Flood Risk Assessment

4. The site lies within Flood Zone 1 where the Environment Agency considers that the site has a Low Probability (having a less than 1 in 1,000 annual probability of river or sea flooding).
5. The Council's Strategic Flood Risk Assessment and other published mapping and data has been considered (including the submitted Site Topographical Survey) alongside other publically available consultation responses from West Sussex County Council (WSCC), in its capacity as the lead Local Flood Authority (LLFA) and others in respect of nearby housing sites in Yapton³ and it is concluded that :
 - The modelled surface water flood risk⁴ is low
 - Modelled groundwater flood risk susceptibility⁵ is low
 - There are no records of historic flooding on the site and no records that surface water runoff from the site has given rise to flooding events elsewhere
 - There are no ordinary watercourses⁶ on the site or nearby

¹ Where such a site specific FRA is not normally required

² The site is not within an area which has critical drainage problems (as notified to the local planning authority by the Environment Agency).

³ Council references Y/93/14 OUT, Y/80/16 OUT and Y/1/17OUT

⁴ From the increased risk of heavy or prolonged rainfall events due to Climate Change

⁵ The potential for underground water sources to rise and flood the surface at times of prolonged or heavy rainfall events

⁶ An ordinary watercourse is a watercourse that is not part of a main river. It includes rivers, streams, land and roadside ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.



6. Having regard to the foregoing the overall existing level of flood risk from all potential sources is considered to be low and there is no reason why the proposed development could not be satisfactorily drained utilising standard sustainable urban drainage systems subject to a satisfactory design being agreed at detailed planning application stage.

Drainage Statement

Surface water drainage

7. Given the low risks of surface water flooding identified it is considered that the proposed development could (as a matter of principle) be satisfactorily drained through discharge into the ground (infiltration) through the use of infiltration structures such as soakaways and permeable paving with the detailed suds selection being in accordance with CIRIA C753 - The SuDS Manual, BS8582:2013 – Code of Practice for Surface Water Management for Development Sites and Approved Document H of the Building Regulations.
8. Therefore it is considered that there is no FRA reason why an outline planning permission for this development could not be granted subject to a standard surface water drainage condition requiring that the development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles demonstrating that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event have been submitted to and approved in writing by the Local Planning Authority.

Foul drainage Statement

9. The intention is that foul drainage would be via a connection to the existing Foul sewer network serving this part of Yapton.
10. It is understood from previous consultation responses from Southern Water Services Ltd in respect of recent applications for sites nearby that there is an asserted lack of capacity in the network to serve this development but there is a statutory right to connect to the network and SWS Ltd are legally required to ensure that the sewer system has the capacity to accept that connection⁷ so that there is no reason why the development should be resisted on such grounds subject to a standard condition regarding the detail of the proposed connection to be submitted at reserved matter stage⁸.

⁷ Barratt Homes Limited v Dwr Cymru Cyfyngedig (Welsh Water) [2009] UKSC 13, para 59 et al

⁸ See for example APP/C3810/A/14/2228260 - LAND TO THE SOUTH OF FORD LANE, EAST OF NORTH END ROAD, YAPTON Inspectors report paragraph 9.5