



Flood Risk Assessment

Yew Tree Surgery, North End Road, Yapton

Client

Avisford Medical Group

Ref: 14010

Date: October 2025

Consulting Engineers

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Issue	Issue date	Compiled	Checked
First Issue	30 October 2025	FVV	MR

1 Introduction

- 1.1 This report has been prepared for the Client in relation to the proposed development at Yew Tree Surgery, North End Road, Yapton, BN18 0DU. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils & Transport Limited was appointed by Avisford Medical Group to prepare a Flood Risk Assessment (FRA) report as required by Arun District Council (ADC) in order to achieve Planning Permission at Yew Tree Surgery, North End Road, Yapton.
- 1.3 This report will take the form of a formal Flood Risk Assessment in accordance with the 2025 National Planning Policy Framework (NPPF) and the current Planning Practice Guidance (PPG).

2 Existing Site & Current Flood Risk

- 2.1 Yew Tree Surgery is located on the eastern side of North End Road. The site comprises a parking area alongside the site access, leading to the surgery building at the back of the site. A location plan is included in Appendix A.
- 2.2 Hydrology: There are no existing ditch or water features within or at immediate proximity to the site. It is located within the overall catchment of the Lidsey Rife.
- 2.3 Topography: The levels across the site range from approximately 5.15mAOD to the West of the site, at the access onto North End Road to 6.25mAOD to the East of the site, around the surgery building. Internal floor levels are approximately 6.41mAOD. Topographic data is including in Appendix B.
- 2.4 Geology: The BGS's online geology map shows the site lies over Undifferentiated Chalk Formations, overlain by superficial deposits of River Terrace Deposits (sand, silt and clay). Soil soakage testing was carried out in October 2025 at the site location, indicating poor soakage in the shallow ground (clay heavy). Further details are included in the separated Lidsey Drainage Impact Assessment (LDIA) submitted with this application.
- 2.5 The EA's Groundwater Vulnerability Zones (GWVZ) indicates that the site is located over a Medium vulnerability aquifer with soluble rock risks. It is not located within a Source Protection Zone (SPZ). See mapping in Appendix C.
- 2.6 Fluvial/Tidal Flooding: The EA's Flood Map for Planning shows the Site lies within Flood Zone 1– Low Probability, having less than a 1 in 1,000 (0.1%) annual exceedance probability (AEP) of river flooding. Relevant extract from the EA's "Flood Map for Planning" is in Appendix C.
- 2.7 Surface Water Flooding: this can occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's online Surface Water Depth Flood Map, in Appendix C, shows the site is mostly not liable to flood from this source.
- 2.8 A small, localised area of surface water flooding is identified along the northeastern boundary of the site. However, this is associated with a localised depression and does not reflect a wider overland flow route.
- 2.9 Climate Change: the EA provides guidance on the level of climate change to apply for developments. This is on a catchment basis, with this site falling in the Arun and Western Streams. The correct level of CC to apply here is 25% (central allowance) for peak river

flow, and 45% for peak rainfall (1 in 100-year AEP). Available EA data indicates that the site remains at low risk of flooding when climate change is taken into account.

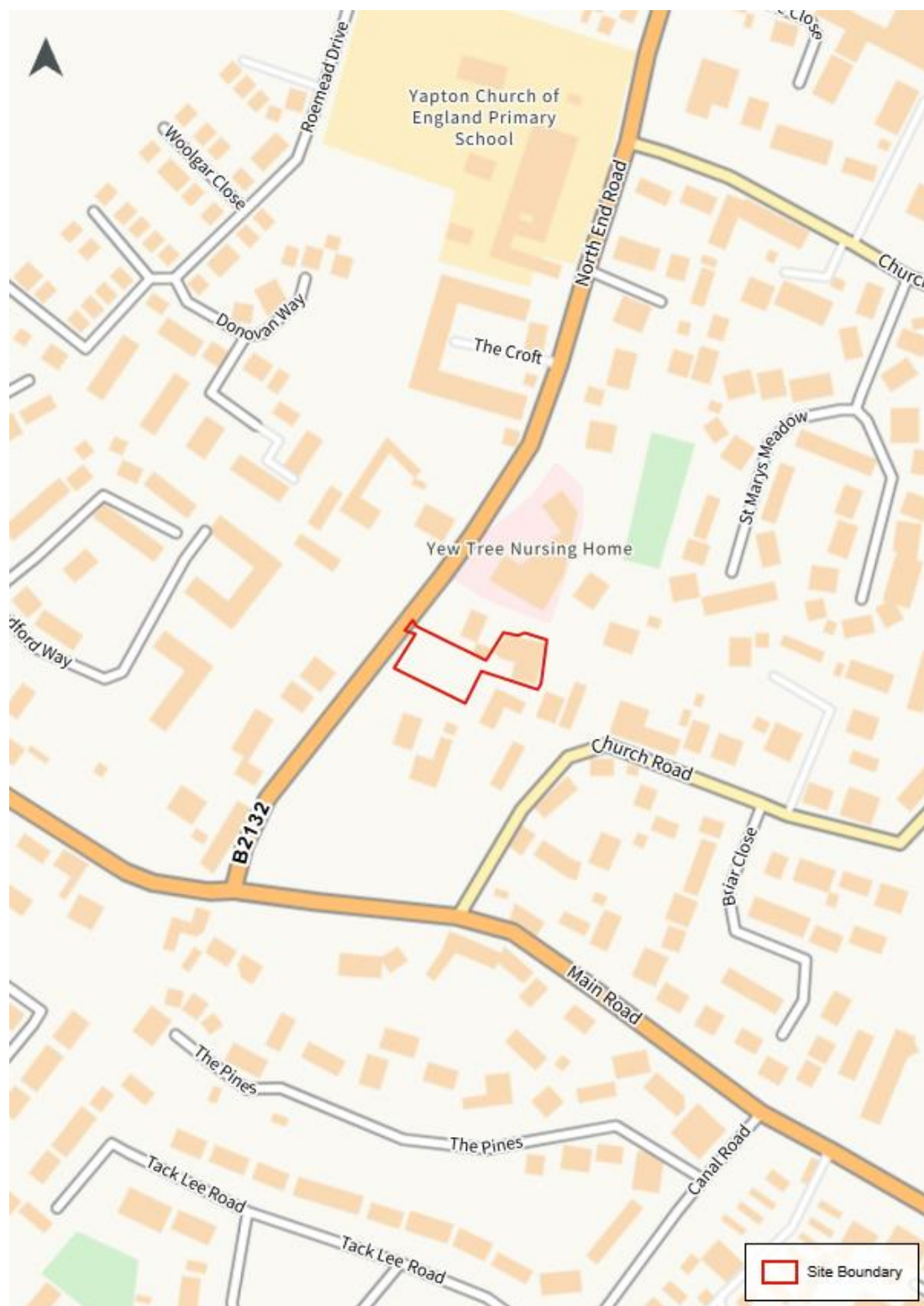
- 2.10 Groundwater flooding: ADC published an updated Strategic Flood Risk Assessment (SFRA) in 2016, which gives overview of flood risk from various sources in the borough. The SFRA includes information on groundwater flood risks in the Borough. This indicates that the Site is located in an area susceptible to groundwater emergence. However, the high clay content of the shallow deposits present at the site, and the surgery being set approximately 1m above the levels on North End Road, means that the risk of groundwater rising to surface levels at the building location is low.
- 2.11 Artificial Sources: flooding from reservoirs, canals and docks. The EA's Reservoirs Flood Map in Appendix C shows the site to be removed from this source of flooding. There are no impounded water features in vicinity of the site.
- 2.12 Historical Flooding: A review of the available data and documents has not identified any records of flooding incidents at or close to the site. The EA's historical flood maps is also in Appendix C.
- 2.13 In conclusion, the flood risk profile of the part of the site where the extensions are proposed is Low.

3 Proposed Development & Flood Risk Mitigation

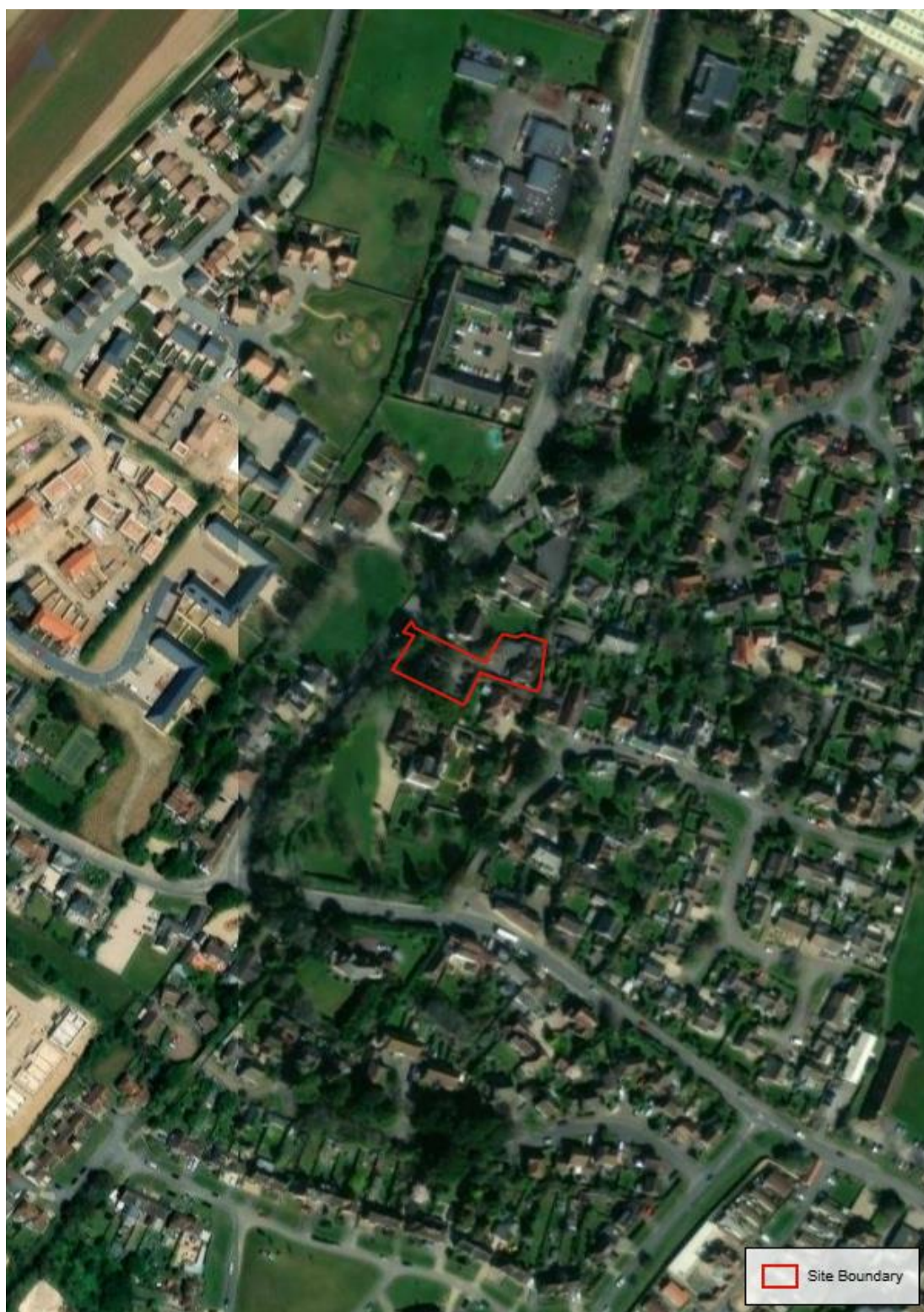
- 3.1 The development comprises the construction of two additional consultation rooms, and a new staff room – extending the existing footprint of the surgery by approximately 21m², over the existing external hardstanding.
- 3.2 Vulnerability Classification: The Site lies entirely within Flood Zone 1. All types of development are appropriate within this Zone in terms of flood risk according to the NPPF and planning practice guidance.
- 3.3 ADC have confirmed that the Sequential Test is not required for the proposed development, in their pre-consultation response dated 14th of August 2025.
- 3.4 The two proposed extensions to the existing building footprint are located outside of the area identified at risk of surface water flooding along the northeast boundary. As all other sources of flooding are low, it is not considered necessary to provide any further flood risk mitigation measures as part of the proposals.
- 3.5 Reference should be made to the LDIA submitted separately for further information on the existing and proposed drainage at the site.

Appendix A

Location Plan

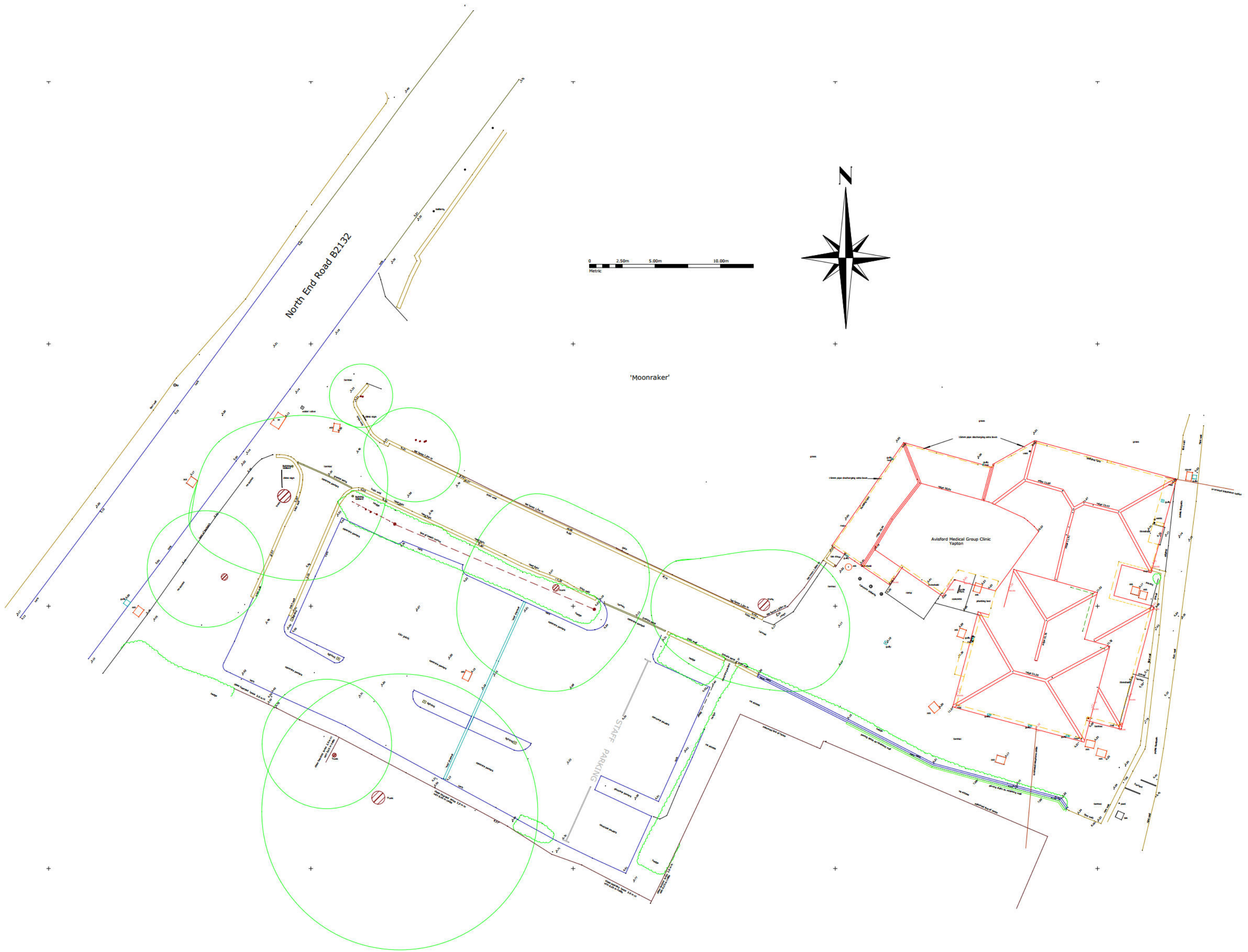


Aerial Photo



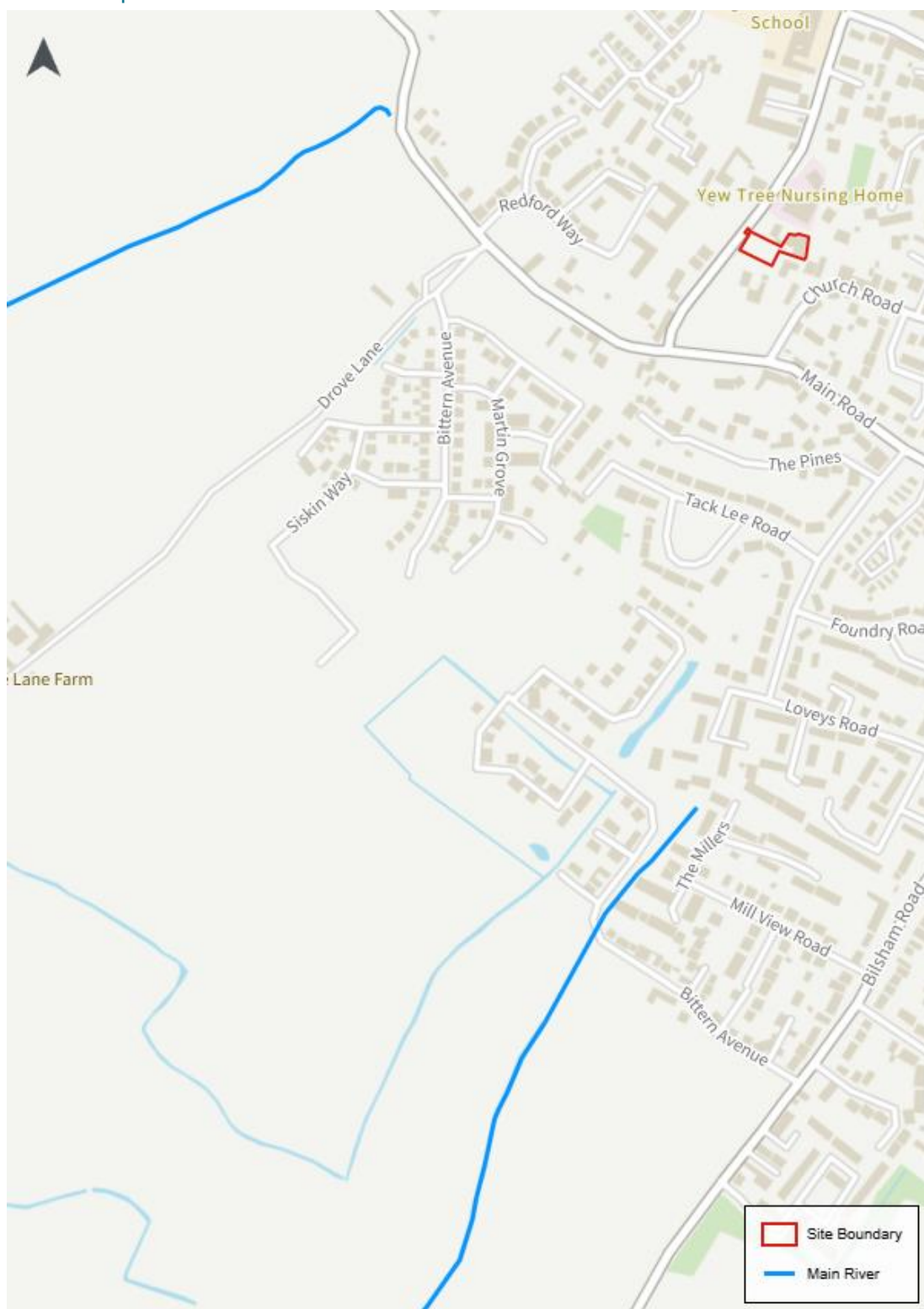
Appendix B

Topographic Survey



Appendix C

Flood Maps

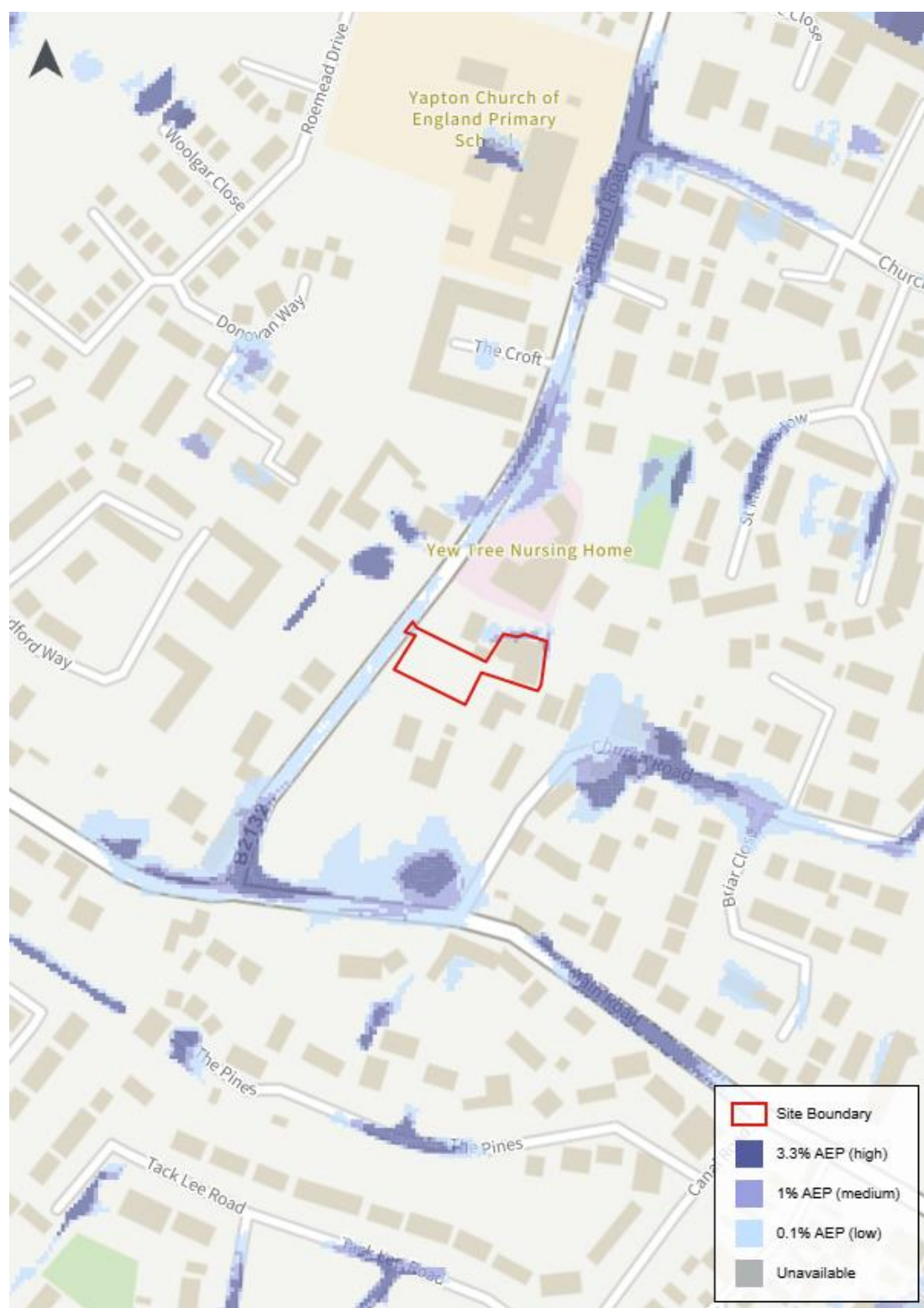


Environment Agency Main Rivers Map

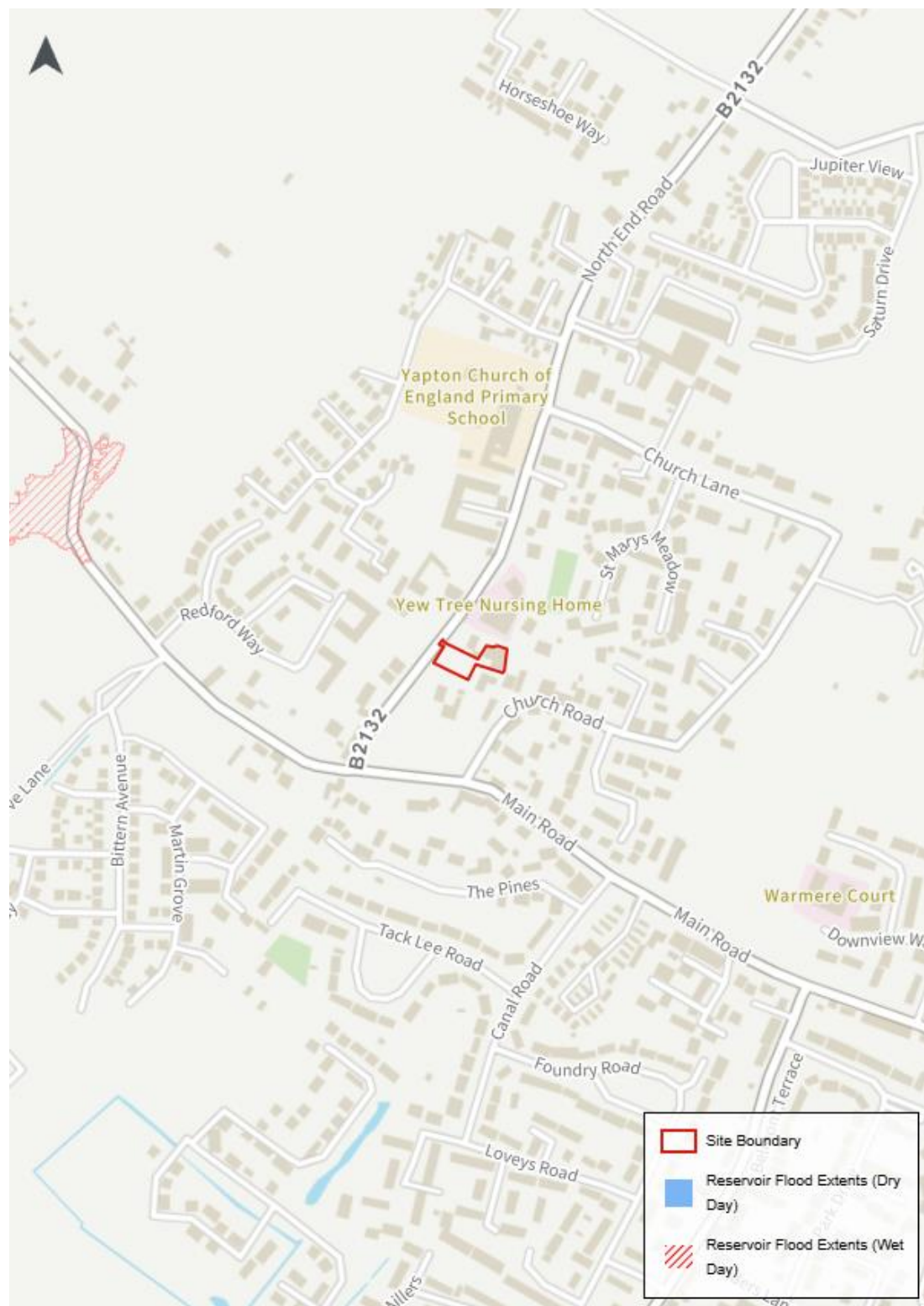


Environment Agency Flood Map for Planning

The site is located in Flood Zone 1

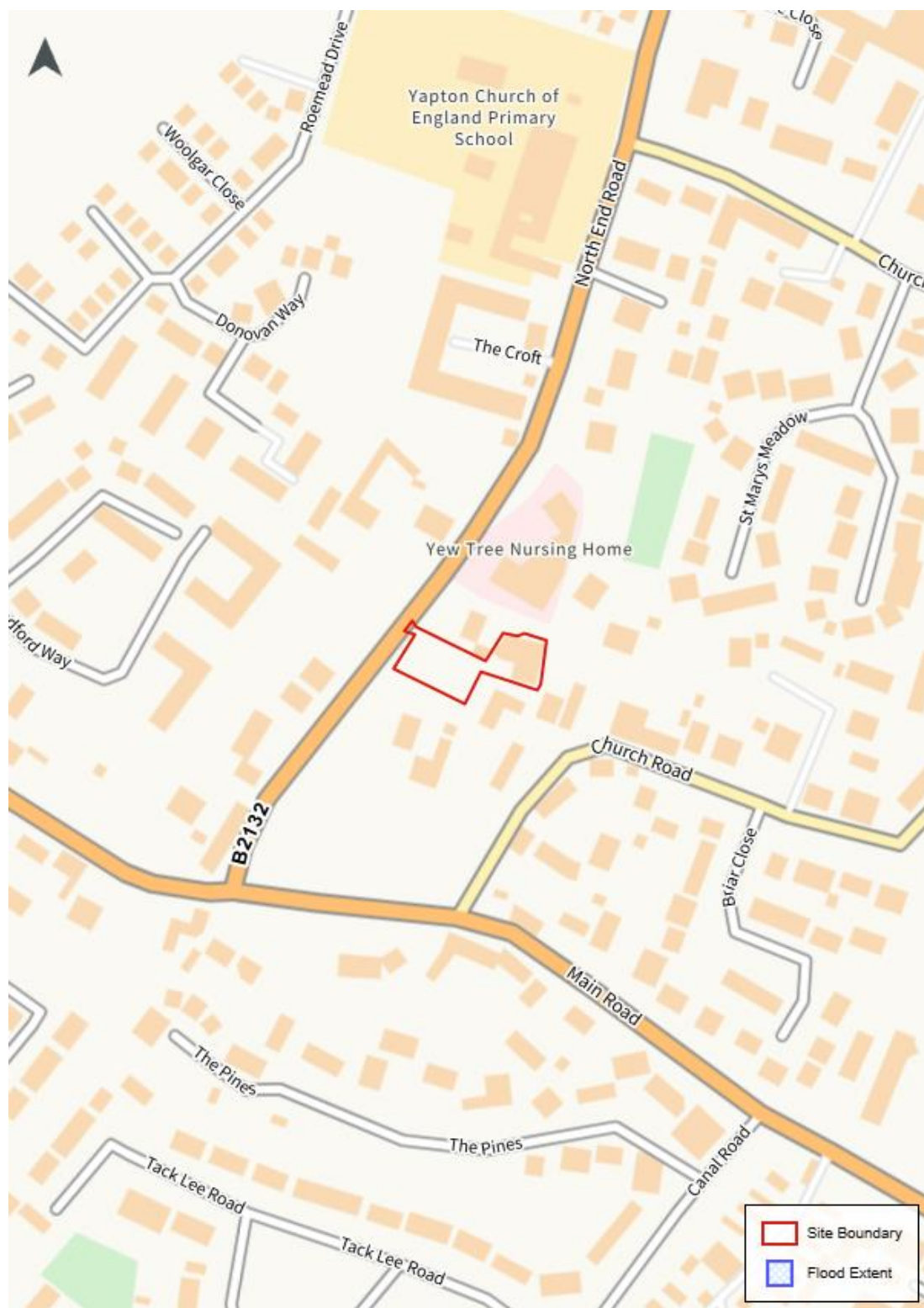


Environment Agency Surface Water Flood Extents Map



Environment Agency Flood Risk from Reservoirs

The site is clear from the risk of flooding from this source



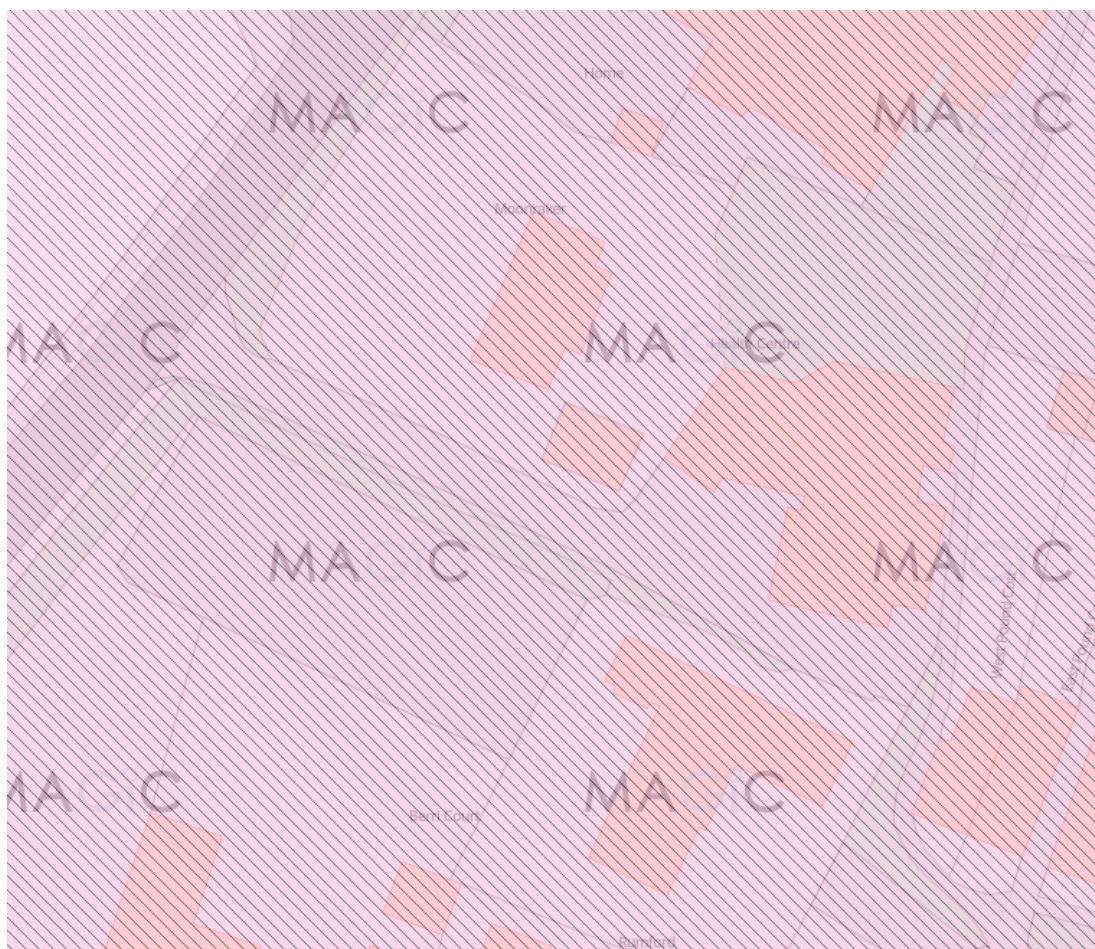
DEFRA Historical Flooding Map

Neither this site nor anywhere in the vicinity has been affected by flooding in the past



Environment Agency Groundwater Source Protection Zones Map

The site is not situated within a Source Protection Zone



Environment Agency Online Groundwater Vulnerability Zones Map

The site overlies a Medium Groundwater Vulnerability Zone with soluble rock risk.

Groundwater Vulnerability Map (England)

-  Local Information
-  Soluble Rock Risk
-  High
-  Medium - High
-  Medium
-  Medium - Low
-  Low
-  Unproductive



Civil Engineering - Transport Planning - Flood Risk

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