

Appendix 5

Environment Agency Flood Maps

and

Extract from Adur District Council SFRA

From: [REDACTED]
To: [REDACTED]
Subject: 170320 SSD41011: 22814 - Stakers Farm, Yapton
Date: 20 March 2017 15:48:43
Attachments: [REDACTED].pdf

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 [REDACTED] 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

Tel: +44 20302 57046 Int: 57046 or contact our National Contact Call Centre 03708 506506

email: [REDACTED]

www.gov.uk

DO YOU KNOW WHAT TO DO?



From: Bava Sathan [REDACTED]

Sent: 15 March 2017 13:13

[REDACTED] enquiries
[REDACTED]@environment-agency.gov.uk

Cc: reception@civil.co.uk

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



The Civil Engineering Practice

11 Tungsten Building

George Street

Fishersgate

West Sussex

BN41 1RA



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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)

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

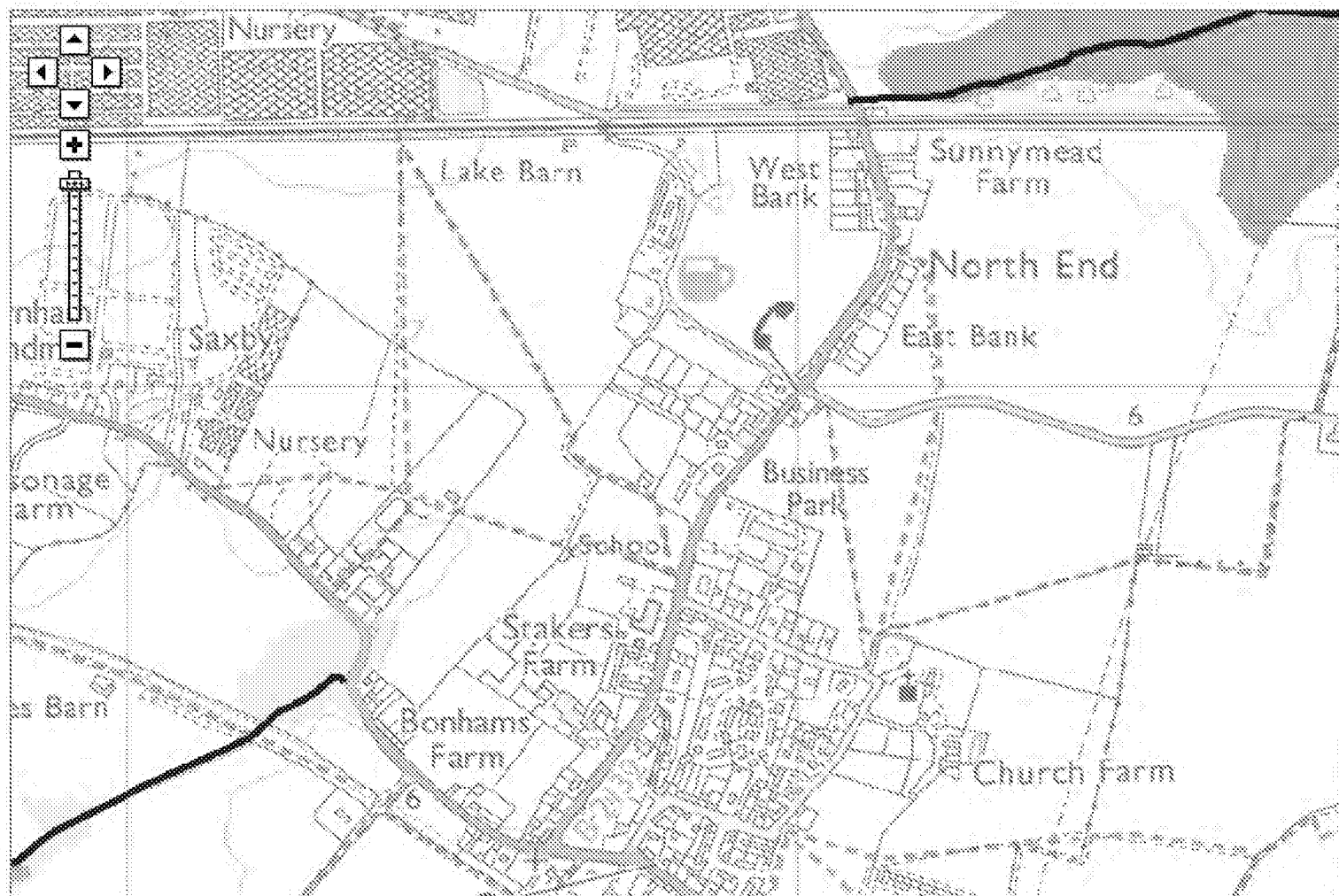
☒ Other national environmental organisations

☒ Natural Resources Wales Area of responsibility

☒ Scottish Environment Protection Agency Area of responsibility

BN18 0HZ at scale 1:10,000

Other maps Data search Text only version



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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.

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

Expenditures

Active Layers

Legend

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

Information

Information
ARON DISTRICT COUNCIL Y/72/20/RES

1. විද්‍යා පාලන ක්‍රමය : විද්‍යා පාලන ක්‍රමය යනු විද්‍යා පාලන ක්‍රමය ලෙසින් හදුන්වනු ලබයි.
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 3. විද්‍යා පාලන ක්‍රමය : විද්‍යා පාලන ක්‍රමය යනු විද්‍යා පාලන ක්‍රමය ලෙසින් හදුන්වනු ලබයි.
 4. විද්‍යා පාලන ක්‍රමය : විද්‍යා පාලන ක්‍රමය යනු විද්‍යා පාලන ක්‍රමය ලෙසින් හදුන්වනු ලබයි.

50°49'55.2"N 00°36'28.8"W (50.83200, -0.60746)

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/72/20/RES





Enter a postcode or place name:

BN18 0HZ



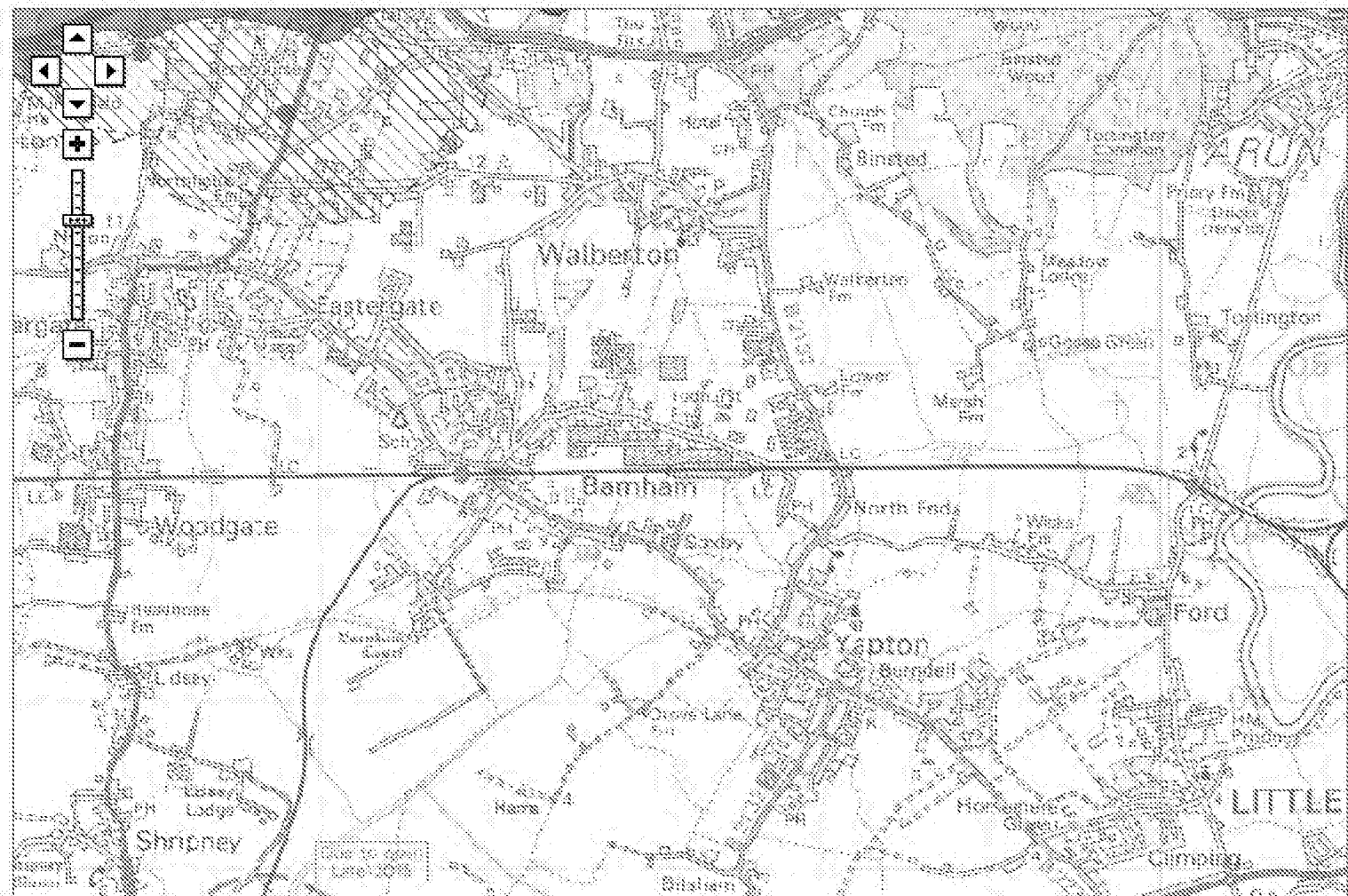
Other topics for this area...

Groundwater

Groundwater

BN18 0HZ at scale 1:40,000

Other maps Data search Text only version



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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

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

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ARUN DISTRICT COUNCIL Y7/20/RES



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

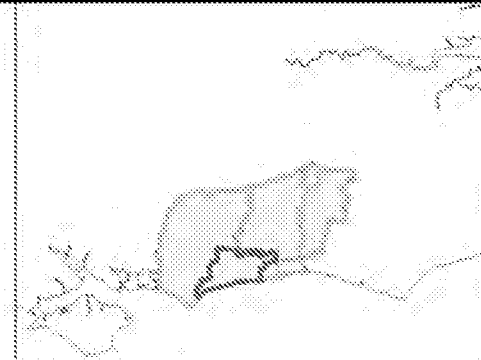
Map A1-F - Actual and Residual Risk of Flooding from Rivers



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

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Map_A1-F wor



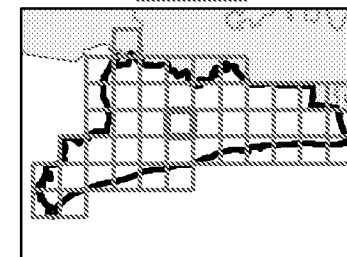
John

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 Ann District Council for updated information post 2015.

Key Points



Legend



■ Arun District SIIRSA boundary



▶ Historic flood outline

Source of flooding



Right!



Quesada



Total



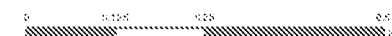
Surface Water



Future



Unknown



REF	Date	Comments
A	2016.07.16	
B		
C		

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

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Index Number: A01_28

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