Core Strategy Site Flood Risk Assessment: summary and recommendations

Site Details

Site Name	British Gas Site, Lyndhurst Road
Site Location (OS NGR)	TQ152029
Site Area (ha)	1.14
Proposed use	Residential development
Flood risk vulnerability classification (PPS25 Table D2):	More Vulnerable
Brown/Greenfield	Brownfield

Flood Risk

Flood Zones (Fluvial & Tidal)		Comments
Flood Type	N/A	No Tidal or Fluvial flood risk
Percentage of site in Flood Zone 3b	0%	
Percentage of site in Flood Zone 3a	0%	
Percentage of site in Flood Zone 2	0%	This excludes any area contained within Flood Zone 3
Percentage of site in Flood Zone 1	100%	Flood Zone 1 indicates the area lying outside of Flood Zones 2 and 3
Defended?	N/A	Maintainer: N/A Standard of Protection: N/A

Surface water flooding

Susceptibility	The site has an isolated area of flood risk shown to be less susceptible to surface water flooding during the 1 in 200 year event.
Flood map for surface water	The FMfSW does not show the site being affected by surface water flooding.

Other sources of flood risk

Groundwater Flood Risk	The north of the site is underlain by Seaford Chalk formation, the southern half of the site is underlain by the Lewes Nodular Chalk formation and is within the EA's major aquifer high vulnerability zones. Consequently the area may be susceptible to groundwater emergence. The site is covered by the EA groundwater susceptibility map, and is within a 1km square where the risk of groundwater flood emergence is less than 25%.
Sewer Flood Risk	There are no recorded incidents of sewer flooding within the site boundary.

Effect of climate change:

The impact of climate change on surface water or groundwater has not been assessed as part of this SFRA.

Is a site specific Flood Risk Assessment required?

FRA required?	Yes	As the site is greater than 1 ha proposed development would require an FRA to consider all sources of flooding and ensure flood risk is not increased elsewhere.
Exception test required for proposed use?	As the site is located within Flood Zone 1 - the Exception Test will not need to be applied.	

Recommendations for Development

The site is within Flood Zone 1 and is therefore at low risk of fluvial and coastal flooding. However the area appears to be at risk from surface water and groundwater flooding. Future development should ensure that it would not increase surface water flood risk elsewhere, to achieve this existing flow paths should be maintained. Sustainable drainage techniques should be incorporated into new design to ensure runoff rates do not increase and where possible steps should be taken (such as rainwater harvesting for water reuse or infiltration) to further reduce runoff. As the area is highlighted as being at risk of surface water and/or groundwater flooding steps should be taken to reduce the consequence of flooding, i.e. sequentially plan a development so resilient uses are placed on the ground flood, and the building is built with flood risk in mind. The area is in a region of potential groundwater emergence, any subterranean development should ensure it would be resilient to groundwater flooding, and would not disrupt groundwater flow paths.

Adur and Worthing SFRA update
Flood Risk Summary Map

Legend

w7 - British Gas Site, Lyndhurst Road

Depth

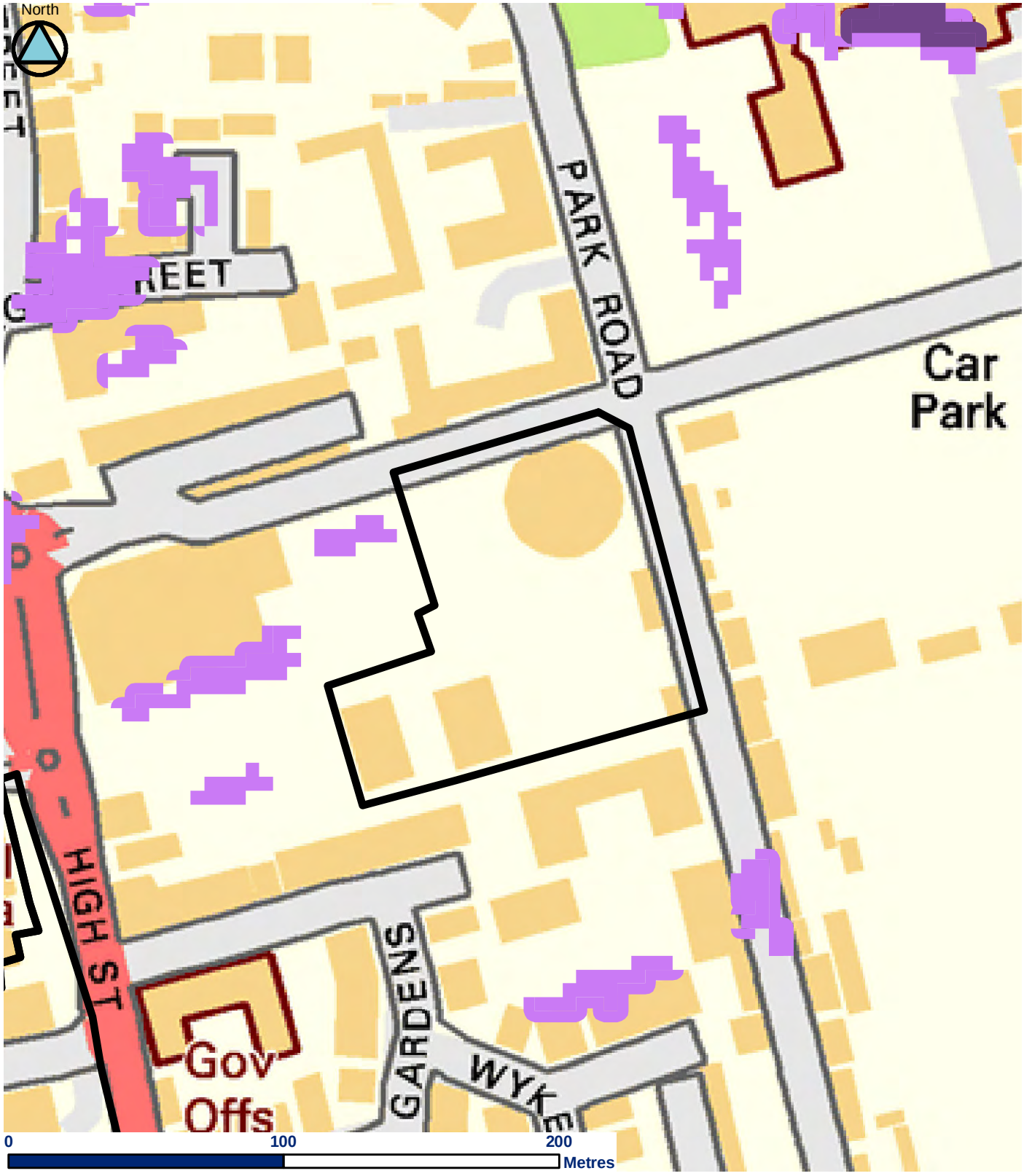
> 0.3m

> 0.1m

British Gas Site
Lyndhurst Road

Surface Water Flood Risk
(Flood Map for Surface Water
1 in 30 year)

Adur and Worthing SFRA update
Flood Risk Summary Map



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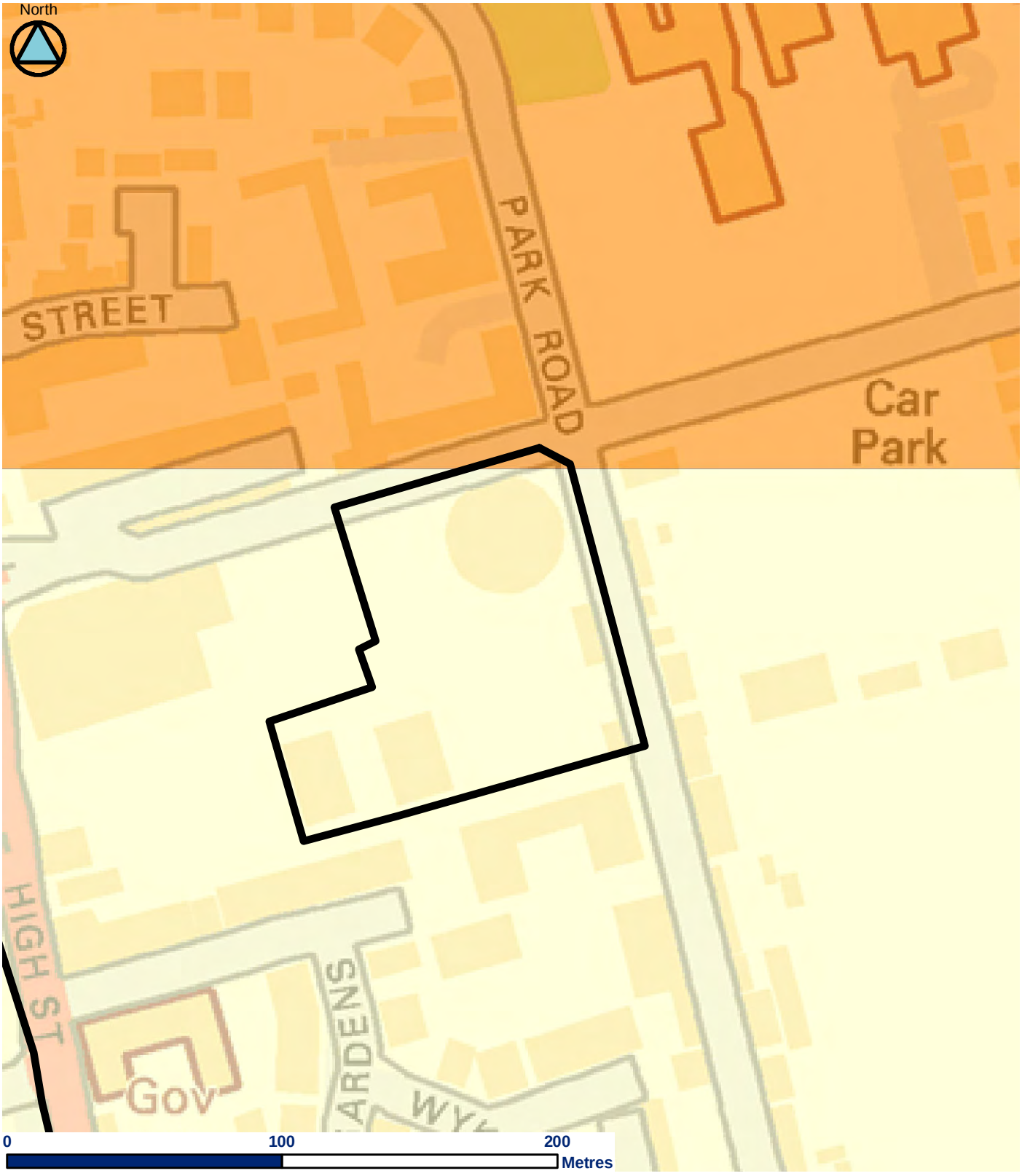

Legend

w7 - British Gas Site, Lyndhurst Road

ASTGWF

- >= 75%
- >= 50% <75%
- >= 25% <50%
- < 25%

British Gas Site
Lyndhurst Road

Groundwater Flood Risk (Areas Susceptible to Groundwater Flooding)