

Core Strategy Site Flood Risk Assessment: summary and recommendations

Site Details

Site Name	Land Adjacent to Martletts Way
Site Location (OS NGR)	TQ114030
Site Area (ha)	4
Proposed use	Mix of uses (Commercial and Residential) Future development in the area is likely to be redevelopment, however, some of the land is Greenfield and has never been developed.
Flood risk vulnerability classification (PPS25 Table D2):	More Vulnerable
Brown/Greenfield	Brownfield/Greenfield

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 includes some areas shown to be intermediate and less susceptible to surface water flooding during a 1 in 200 year event.
Flood map for surface water	The site includes some areas that are shown to be at risk of surface water flooding to depths of > 0.1m of surface water flooding during a 1 in 200 year event.

Other sources of flood risk

Groundwater Flood Risk	The site is shown to be underlain by Lewes Nodular Chalk formation and is within the EA's major aquifer high vulnerability zone. Consequently the area may be susceptible to groundwater emergence. According to the EA groundwater susceptibility map, the majority of the site is entirely within a 1km square where the risk of groundwater flood emergence is less than 25%. The southwest tip of the site is shown to be with a 1km square where the risk of groundwater flood emergence is between 50% and 75%.
Sewer Flood Risk	There are no reported incidents of sewer flooding in the area.

Effect of climate change:

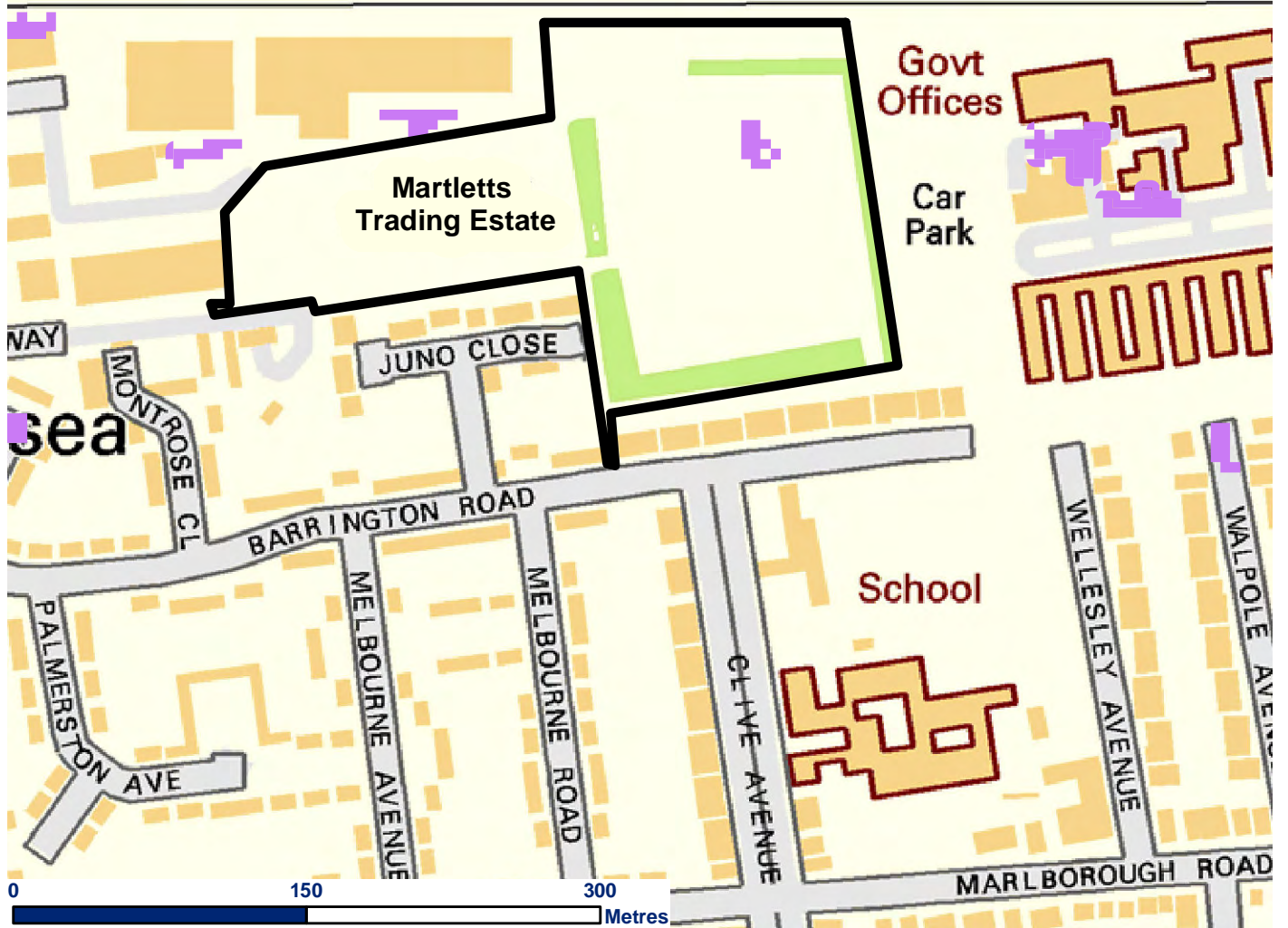
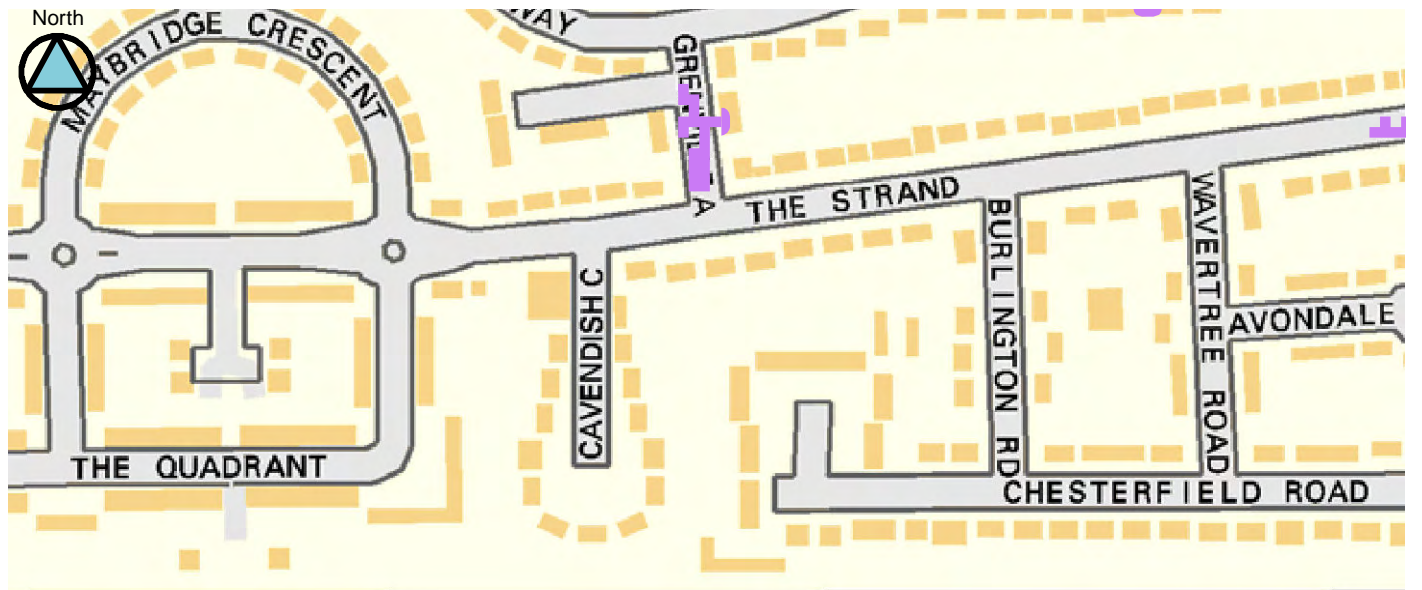
The impact of climate change on surface water or groundwater has not been assessed as part of this SFRA.

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


Future development in the area is likely to be redevelopment. There is no fluvial or tidal risk associated with the site. 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 floor, 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.




Legend

 w8 - Land Adjacent to Martletts Way

Depth

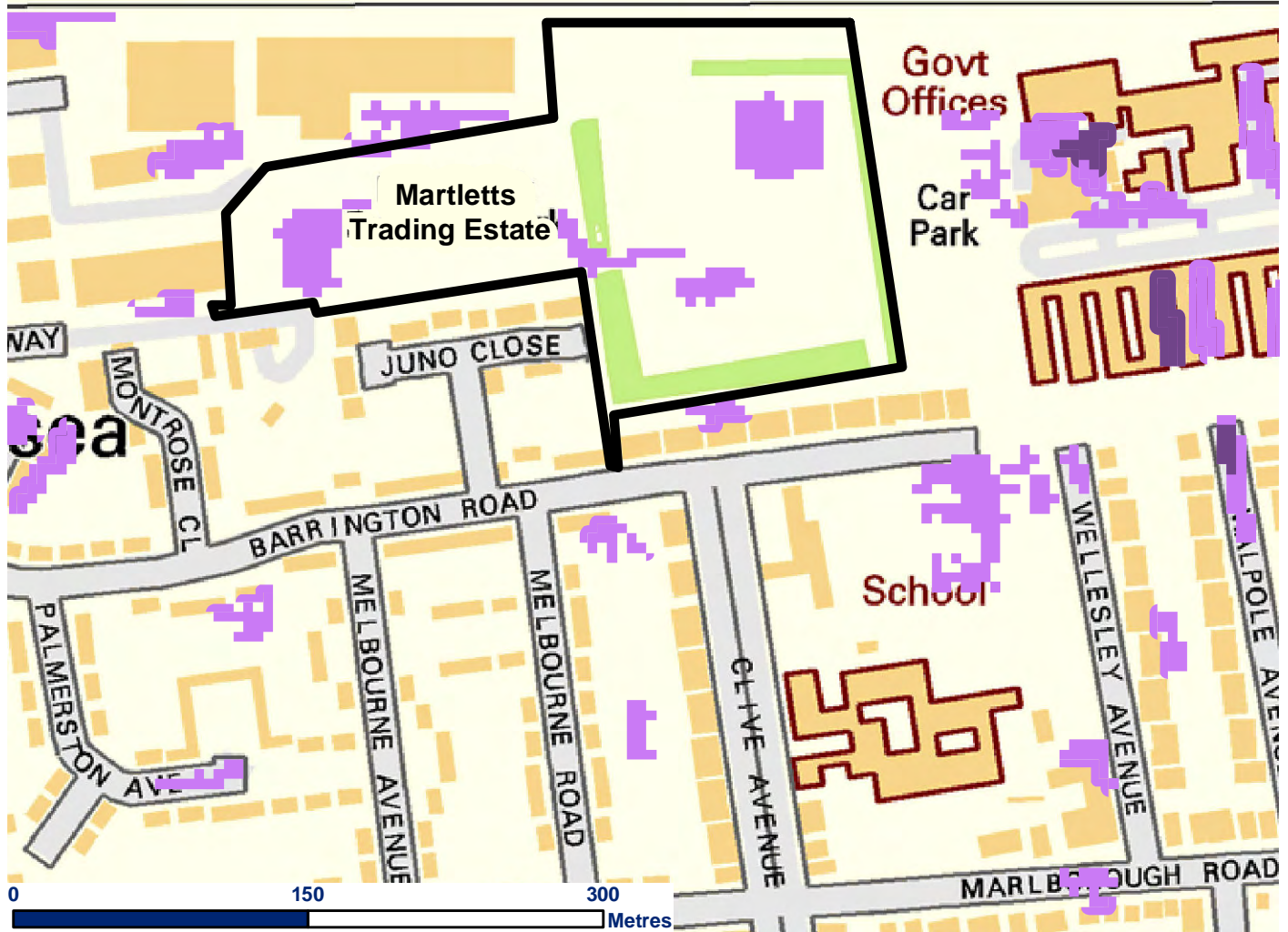
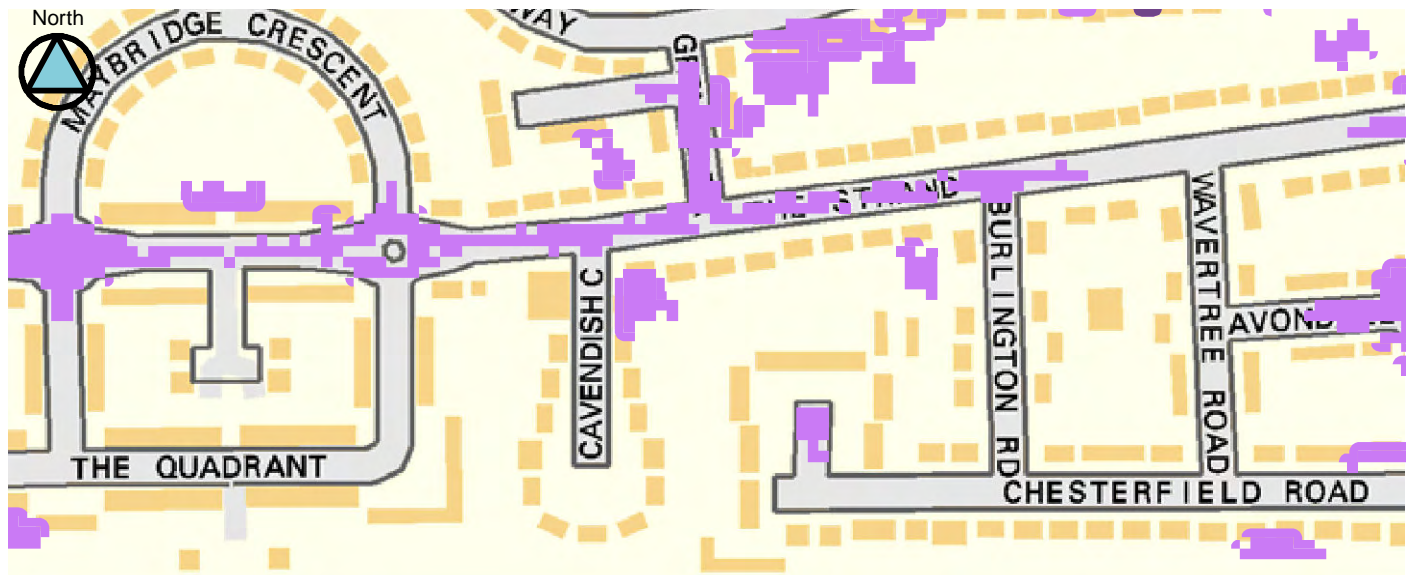
 > 0.3m

 > 0.1m



**Land Adjacent to
Martletts Way**


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




Legend

 w8 - Land Adjacent to Martletts Way

Depth

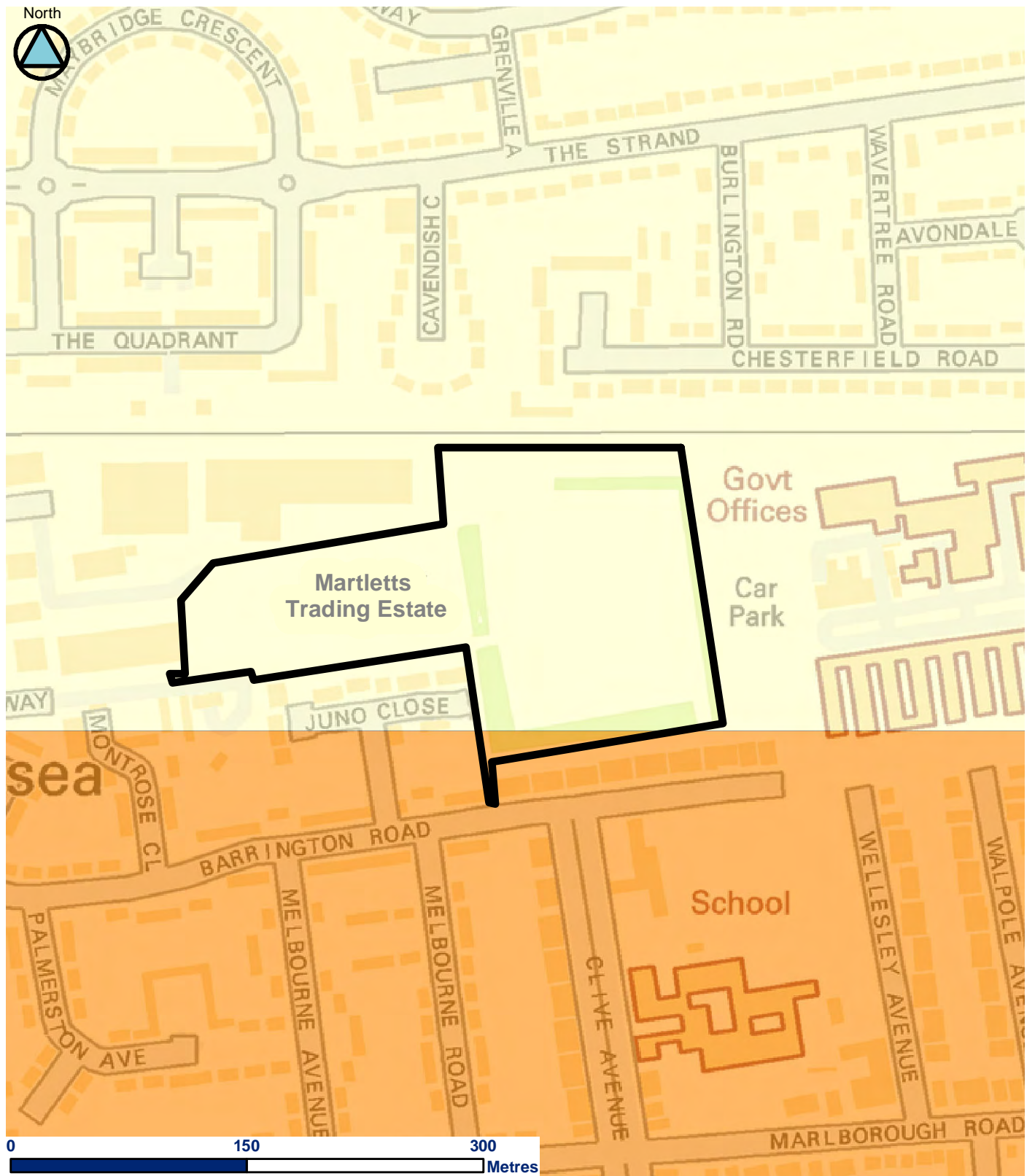
 > 0.3m

 > 0.1m








**Land Adjacent to
Martletts Way**

**Surface Water Flood Risk
(Flood Map for Surface Water
1 in 200 year)**



Legend

-  w8 - Land Adjacent to Martletts Way
- Areas Susceptible to Groundwater Flooding
 -  $\geq 75\%$
 -  $\geq 50\% < 75\%$
 -  $\geq 25\% < 50\%$
 -  $< 25\%$



**Land Adjacent to
Martletts Way**

**Groundwater Flood Risk
(Areas Susceptible to
Groundwater Flooding)**