



Strategic Flood Risk Assessment
of Chichester District Council

VOLUME IV
ASSESSMENT OF SITES OF INTEREST

July 2008

CAPITA SYMONDS

successful people | successful projects | successful performance

Issue box

The Chichester District Council Strategic Flood Risk Assessment (SFRA) is a "live" document. The current version is developed using the best information and concepts available at the time.

As new information and concepts become available the document will be updated and so it is the responsibility of the reader to be satisfied that they are using the most up-to-date information and that the SFRA accounts for this information.

All revisions to this summary document are listed in the table below.

Version	Issue Date	Issued by	Issued to	Amendments from previous version
Draft v1	14/05/2007	Capita Symonds Ltd	Chichester District Council	N/A
Final	13/05/2008	Capita Symonds Ltd	Chichester District Council	
Final	29/07/2008	Capita Symonds Ltd	Chichester District Council	No changes – Released as final package of volumes

CAPITA SYMONDS

Capita Symonds House
Wood Street
East Grinstead
West Sussex
RH19 1UU
Tel: 01342 327 161
Fax: 01342 315 927
Project manager: George Baker
Project director: Marc Pinnell
www.capitasymonds.co.uk

Contents

- Foreword iv
- 1. Site of Search – Index Map 1
- 2. Actual Risk – Fluvial..... 2
- 3. Actual Risk – Tidal..... 3
- 4. Climate Change (Actual) – Fluvial 4
- 5. Climate Change (Actual) – Tidal 5
- 6. Flood Depth – Fluvial 6
- 7. Flood Depth – Tidal 7
- 8. Flood Velocity – Fluvial..... 8
- 9. Flood Velocity – Tidal..... 9
- 10. Flood Zones – Fluvial10
- 11. Flood Zones – Tidal11
- 12. Future Flood Zones – Fluvial.....12
- 13. Future Flood Zones – Tidal.....13
- 14. Historic14

Foreword

Chichester District Council is required to prepare a Strategic Flood Risk Assessment (SFRA) to support the development of their Local Development Framework.

The SFRA creates a strategic framework for the consideration of flood risk when making planning decisions. It has been developed with reference to Planning Policy Statement 25 (PPS25): development and flood risk and additional guidance provided by the Environment Agency.

The fundamental concepts that underpin the SFRA are outlined in PPS25. The guidance provided in this document requires local authorities and those responsible for development decisions to demonstrate that they have applied a risk based, sequential approach in preparing development plans and consideration of flooding through the application of a sequential test. Failure to demonstrate that such a test has been undertaken potentially leaves planning decisions and land allocations open to challenge during the planning process.

The underlying objective of the risk based sequential allocation of land is to reduce the exposure of new development to flooding and reduce the reliance on long-term maintenance of built flood defences. Within areas at risk from flooding, it is expected that development proposals will contribute to a reduction of flood risk.

SFRAs are essential to enable a strategic and proactive approach to be applied to flood risk management. The assessment allows us to understand current flood risk on a wide-spatial scale and how this is likely to change in the future.

The main objective of the Chichester District SFRA is to provide flood information:

- so that an evidence based and risk based sequential approach can be adopted when making planning decisions, in line with PPS25;
- that is strategic, in that it covers a wide spatial area and looks at flood risk today and in the future;
- that supports sustainability appraisals of the local development frameworks; and
- that identifies what further investigations may be required in flood risk assessments for specific development proposals.

The SFRA is presented in a number of documents:

- VOLUME I – user guide
- VOLUME II – technical report and flood maps
- VOLUME III – management guide
- VOLUME IV – assessment of sites of search

The SFRA is a live document which is intended to be updated as new information and guidance becomes available. The outcomes and conclusions of the SFRA may not be valid in the event of future changes. It is the responsibility of the user to ensure they are using the best available information.

1. Site of Search – Index Map

2. Actual Risk – Fluvial

3. Actual Risk – Tidal

4. Climate Change (Actual) – Fluvial

5. Climate Change (Actual) – Tidal

6. Flood Depth – Fluvial

7. Flood Depth – Tidal

8. Flood Velocity – Fluvial

9. Flood Velocity – Tidal

10. Flood Zones – Fluvial

11. Flood Zones – Tidal

12. Future Flood Zones – Fluvial

13. Future Flood Zones – Tidal

14. Historic