



**149 BARRACK LANE
ALDWICK
BOGNOR REGIS
WEST SUSSEX
PO21 4ED**

**FLOOD RISK ASSESSMENT
TO ACCOMPANY PLANNING APPLICATION AND LISTED BUILDING APPLICATION FOR
THE CONSTRUCTION OF A REPLACEMENT CONSERVATORY**

FEBRUARY 2021

**Sloane and Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving
Chichester
West Sussex PO20 2B**

1.0 INTRODUCTION

- 1.1 This Flood Risk Assessment has been prepared in support of and accompanying a planning application and listed building application for the replacement of an existing conservatory to the rear of 149 Barrack Lane, Aldwick. The proposed conservatory will sit in on the same footprint as the existing and is almost identical in size.

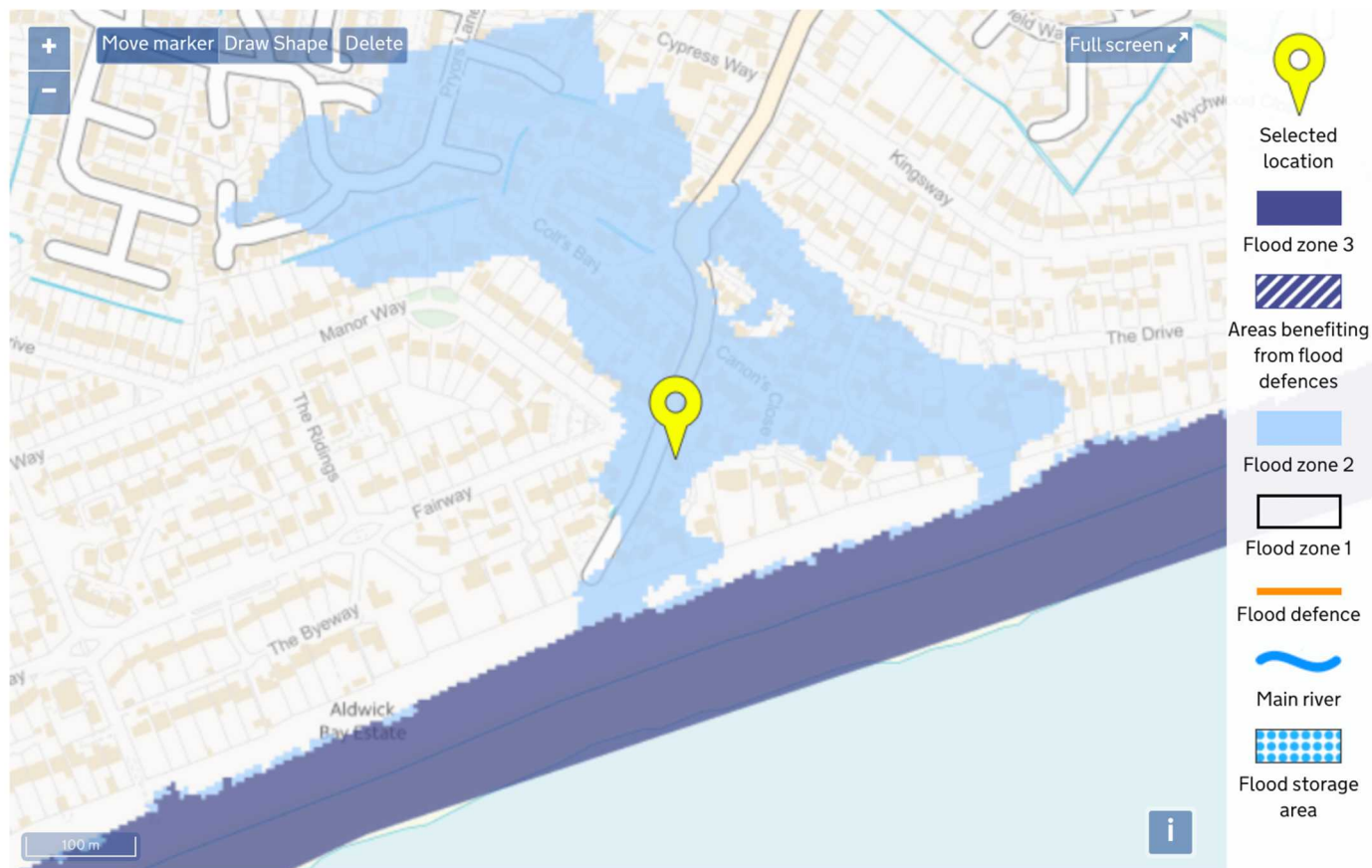


Existing rear elevation

2.0 THE SITE

149 Barrack Lane is located to the southern edge of the village to the west of Bognor Regis on the south coast. It is a semi-detached residential dwelling with a medium sized garden.

As shown on the Environment Agency Flood Map, the property is within flood zone 2.



Flood Zone 2 Medium Probability: Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

3.0 TOPOGRAPHY

- 3.1 The site is predominantly flat, with very little change in ground levels across the site. There is a gentle decrease in levels down towards the nearby beach, which is located at the southern end of Barrack Lane. Flooding is likely to be the result of a tidal surge, which would retreat with the tidal movement. There are no flood defences in this area.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises a replacement conservatory to the rear of the property, which is south facing. The internal floor level of the replacement conservatory will match the existing ground floor level and will not be lower. It would not be practical to position the floor level 300mm above the estimated flood levels. The size of the proposed conservatory is almost identical to the existing, the position will also match the existing. The proposals would not result in any change to the flood risk on the site.

5.0 FLOODING HISTORY

- 5.1 The current owners have not experienced any flooding in their occupation of the property.

6.0 FOUL AND SURFACE WATER DRAINAGE

- 6.1 Surface water will be discharged into existing soakaways, rainwater from the conservatory will be collected via perimeter drainage channels and connected into the existing gully. There will be no new foul water connections.
- 6.2 Hard and soft landscaped areas will be retained as existing.

7.0 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The existing extension is within Flood Zone 2.
- 7.2 There will be no additional surface water drainage or connections into the existing sewer system.
- 7.3 Registration with the Environment Agency's Floodline warning system is advised.
- 7.4 It is considered that there will be no additional flood risk to the property or surrounding area as a result of this proposal. A fully detailed and comprehensive flood risk assessment has not been deemed to be necessary or appropriate as the conservatory is a replacement structure on an almost identical footprint, rather than a completely new development, and would not result in any increase in flood risk.

Sloane and Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving
Chichester
West Sussex PO20 2BX
www.sloaneandbrown.co.uk