



The Rivergreen Centre, Aykley Heads, Durham DH1 5TS
Tel 0191 383 7310 Fax 0191 383 7311 Email durham@bdnltd.com

Document:	Flood Risk Assessment
Project:	New Dedicated Trade Entrance
Client:	B&Q Ltd
Location:	Unit B, B&Q Arun Retail Park, Shripney Road, Bognor Regis, PO22 9NF
Job Reference:	23050
Revision:	05-12-12

Revision 1

The proposals for alterations at the B&Q retail store will also include the provision of a garden centre canopy. This will comprise a lightweight open structure (no side walls or panels) to afford shelter to plants and products with a plan area of approximately 160sqm. It will be sited over an area of existing concrete hard-standing.

Runoff from the canopy will shed via a gutter and rainwater pipe system discharging onto the existing concrete hard-standing. This ultimately flows into the existing drainage channel which previously drained rainwater from the concrete area where the canopy is to be sited.

In terms of flood risk therefore the pre- and post- development (before and after store alterations) is not appreciably changed with no adverse effect arising from or caused to the proposed works.



C J Emm MEng

05-12-12

For and on behalf of BDN Limited

Introduction

It is proposed to provide a new dedicated trade entrance to an existing B&Q retail store located at Arun Retail Trade Park on Shripney Road. The relevant planning application reference with Arun District Council is BE/150/12.

Size and Scope of FRA

This is intended to be a site specific flood risk assessment to support a planning application for minor works to an existing retail store.

Therefore in line with the guidelines of the National Planning Policy Framework (NPPF) and the footnote on page 10 of the accompanying Technical Guidance (which supersede PPS25) the proposals can be classified as 'minor development' as they are '*Alterations: development that does not increase the size of buildings e.g. alterations to external appearance*'.

Paragraph 10 of the Technical Guidance states: *Minor developments are unlikely to raise significant flood risk issues unless they would:*

- *have an adverse effect on a watercourse, floodplain or its flood defences;*
- *would impede access to flood defence and management facilities; or*
- *where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

Clearly by inspection of the proposals and with the above in mind there would be no increase in flood risk to or from the site as a consequence of the proposals.

EA Flood Map

The SFRA (Report CS/22730) was published in February 2008 and is based on floodplain maps released in 2006. Therefore the online Environment Agency Flood Map has been examined as the best available information. Evidently the site was not at risk of fluvial flooding when the SFRA was undertaken compared to the current Flood Map.

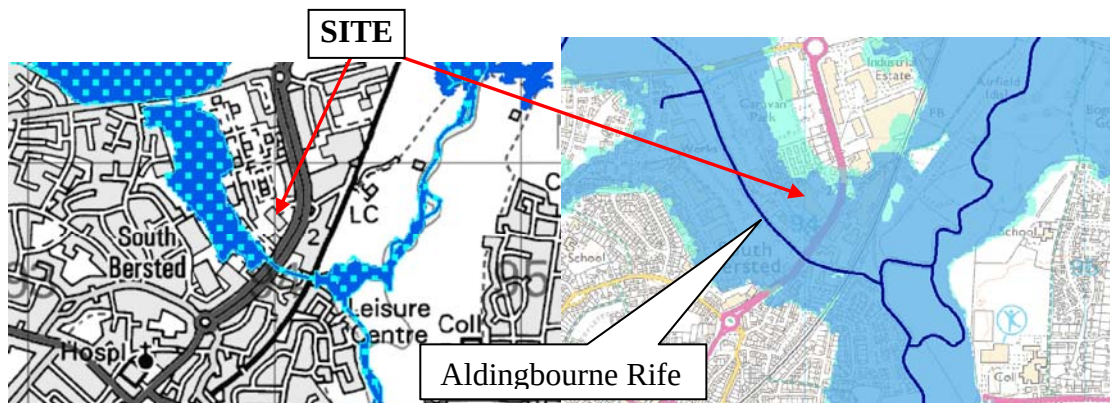


Figure 1 Extract SFRA Map A1 F (lhs) vs. Extract EA Flood Map (rhs)

EA FRSA Guidance Note 3 Supporting Evidence

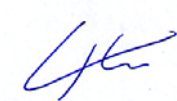
As noted above the proposals include only alteration work to an existing property shown on the EA Flood Map to be within flood zone 3. Therefore the proposals can be considered to be minor development and unlikely to raise significant flood risk issues.

There will be no change in the existing retail building finished floor level as a result of the proposals. Therefore *'floor levels within the proposed development will be set no lower than existing levels'*.

Given the extent of alteration work proposed (i.e. elevation treatment rather than new build works) there is no scope for the integration of flood proofing techniques. The document referred to in the EA advice note by CLG is specifically for 'new' buildings rather than retrofitting any measures to existing properties.

Conclusion

The site is shown to be within flood zone 3 (as defined by planning policy documents) and thus has a high annual probability of flooding. The nature of proposals to the existing property at the site indicates that there would be no significant change in terms of flood risk to and from the site.



C J Emm MEng

23-10-12

For and on behalf of BDN Limited