

Flood Risk Assessment

Unit 9, Durban Road Business Centre, Durban Road, Bognor Regis, PO22 9FE

Proposed change of use from warehouse to gymnasium

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1.0 INTRODUCTION

- 1.1 This Flood Risk Assessment is submitted in support of the planning application for the change of use of Unit 9, Durban Road Business Centre, Durban Road, Bognor Regis, PO22 9FE from a warehouse to a gymnasium.
- 1.2 The vacant warehouse is one of nine modern units which are located on a large industrial estate.
- 1.3 The location of the unit is shown on the site location plan which is submitted with this planning application. The application site lies in Flood Zone 2 as shown on the Flood Map on the Environment Agency's web site. Flood Zone 2 includes land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. The other 8 units are in Flood Zone 3a. Flood Zone 3a includes land having a 1 in 100 or greater annual probability of river flooding. The units are not located in Flood Zone 3b. This zone comprises land where water has to flow or be stored in times of flood (a flood plain).

- 1.4 Paragraph 103 of the National Planning Policy Framework states:

When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- *within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- *development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.*

- 1.5 Paragraph 104 states:

..... Applications for changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.

2.0 PURPOSE OF ASSESSMENT

- 2.1 The purpose of this report is to assess the situation regarding flood risk at the application site, and to consider how this may change as a result of the development proposals.
- 2.2 This report takes into account the following:

Planning Practice Guidance - Planning and Flood Risk (Updated 15.04.2015)
Environment Agency Standing Advice regarding Flood Risk Assessments
Arun District Council Strategic Flood Risk Assessment 2008

3.0 CURRENT USE OF THE SITE

- 3.1 The application site is currently vacant. Its last use was as a warehouse.
- 3.2 The internal floor space of the vacant warehouse is 190 square metres approximately.
- 3.3 The vacant warehouse is the end unit of a row of four same sized units and attached at the back of these four units are five more units.
- 3.4 The nine units have surfaced car parks on three sides (west, east and south). There are other industrial units located to the north.

4.0 SITE FLOODING HISTORY

- 4.1 I have consulted the letting agents who have informed me that there is no history of flooding at the application site. Surface water discharges off the site via a mains drainage system.
- 4.2 The Council's Strategic Flood Risk Assessment 2008 does not record any incidence of flooding on the application site.

5.0 STRATEGIC FLOOD RISK ASSESSMENT 2008

- 5.1 Arun District Council commissioned Capita Symonds to undertake a Strategic Flood Risk Assessment to support the development of their Local Development Framework.
- 5.2 Map A1-F Actual and Residual Risk of Flood from Rivers does not show the application site or the adjacent units to be at risk of flooding.
- 5.3 Map C2-F Climate Change Fluvial Flood Zones shows future Flood Zone 3b in 2056 and 2106. The application site and the adjacent units would not be in this flood zone.

6.0 ASSESSMENT OF FLOOD RISK

- 6.1 The Planning Practice Guidance explains the flood risk issues that need to be considered when a change of use is proposed. A change in use may involve an increase in flood risk if the vulnerability classification of the development is changed. In such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime. Depending on the risk, mitigation measures may be needed. It is for the applicant to show that the change of use meets the objectives of the Framework's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development.

- 6.2 The Planning Practice Guidance includes Flood Zone and Flood Risk Tables. In accordance with Table 2: Flood Risk Vulnerability Classification, the proposed use (D2 Assembly and Leisure) is in the "Less Vulnerable" category, which is the same category as for general industry and storage and distribution.
- 6.3 In accordance with Table 3: Flood risk vulnerability and flood zone 'compatibility', the proposed D2 Assembly and Leisure use is appropriate in Flood Zone 2 and Flood Zone 3a.
- 6.4 The proposed change of use would not involve any physical alteration to unit 9. The existing car park would not be altered except for the proposed cycle rack for 10 cycles which would be located adjacent to the entrance to the proposed gymnasium. There would be no changes to existing site levels. There would be no change to existing rates and volumes of surface water run-off generated by the site. The flood risk to surrounding land and buildings would not be increased as a result of the proposed change of use.
- 6.5 It is likely the proposed gymnasium use would result in more people occupying unit 9 and this would occur over a longer period of the day than was the case with the previous use (between 6am and 10pm). However, it is not considered that this change to the occupancy of unit 9 would affect the degree of flood risk to the people who would use the building.
- 6.6 No flood risk management measures are necessary.

7.0 CONCLUSIONS

- 7.1 It is considered that in flood risk terms the proposed use of unit 9 as a gymnasium would have no greater vulnerability to flooding than that of the previous warehouse use.
- 7.2 Flood risk to surrounding land and buildings would not be increased as a result of the proposed scheme because no building works, changes to existing ground levels or changes to the existing car are proposed, and there would be no change to existing rates and volumes of surface water run-off generated by the site.
- 7.3 In flood risk terms, it is considered that the proposed change of use of unit 9 to a gymnasium is appropriate in accordance with Table 3: Flood risk vulnerability and flood zone 'compatibility' provided in the Planning Practice Guidance.
- 7.4 The Council's Strategic Flood Risk Assessment shows the site is not at risk of flooding.