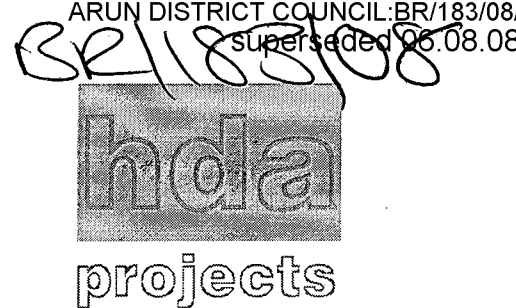




Flood Risk Assessment

1 Stanford Close, Bognor Regis. PO22 8AD

Flood Zone

The site is located in the Settlement Policy Area, constructed approximately forty years ago, the Environment Agency "Flood Map" indicates the property to be located below the designated 5.0M contour, and local ordnance datum suggests the crown of the local road to be 3.5M rising away from the site. It is anticipated the designation will be Zone 3 "functional flood plain" in proportion to the risk and appropriate to the scale and location of the development as a material planning consideration it has speculatively, low probability in the short term.

Amount

The proposal is an existing structure and does not involve new construction or increase of the external footprint of the building so will not materially affect volume of water displacement should flood occur.

The ground floor level is continuous, the garage floor level will be raised continuous with the house floor level and new cavity wall constructed to replace the existing garage door.

The development should be classified Minor Extensions being sub division of an existing dwelling.

Assessment

Local road kerbs will contain normal surface water runoff and divert surface water discharge away from the site.

The flood map identifies the course of the Felpham Rife, which is the identified largest risk of flooding in immediate proximity to the site.

There are no recorded occurrences of flood to the speculated 5.0M level in this local area. Although local overtopping of the Rife approximately 200M from the site has created local flooding on occasion.

The Felpham Rife is managed watercourse maintained by the Environment Agency to mitigate the effects of volume over topping under exceptional conditions.

Probability of event flooding at this location would occur before the 5.0M contour level, the probability of this being an annual event in the short term can only be speculated.

Foul and Surface water drainage is located within the highway boundaries.

Impact

The limited nature of the proposal should cause minimal effect on the coastal morphology.

Climate Change

PPS 25 provides Government Planning Policy on the event of global warming and the effects of rising river and sea levels and coastal erosion and to mitigate the effect of flood and to maintain sustainable development.

The former ODPM office publication "Preparing for Floods" 2003 provides interim guidance on improving flood resistance of domestic properties.

Flood Defence

Sea defences at the local foreshore are well maintained and should provide front line defence from coastal flooding for a 1 in 200 year tidal event.

Mitigation Measures

Implement measures suggested for "Preparing for Floods" with resilient barriers constructed to reduce flood water flow and seepage for safe access and escape when effects of climate change and or flooding become notable events.

Conclusion

Review strategy when effects of climate change and or flooding become notable events



Environment Agency Standing Advice Development and Flood Risk - England

BR/183/08
March 2007

Householder and other minor extensions

welcome | user flowchart | consultation matrix | sequential test results table | applicant and agent advice
householder and other minor extensions | general surface water drainage information
planning policy statement 25 | flood risk assessment note 1 | flood risk assessment note 2 | flood risk assessment note 3
view this document as pdf for printing

Application Site
1 Stanford Close, Bognor Regis,
West Sussex PO22 8AD

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development.

Applicant to choose one or other of the flood mitigation measures below.	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to tick one of the boxes below
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	✓
Or; Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	

[Click here for information on flood resilience and resistance techniques](#)

Cumulative impact of minor extensions and the removal of Permitted Development rights.

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

End of comment

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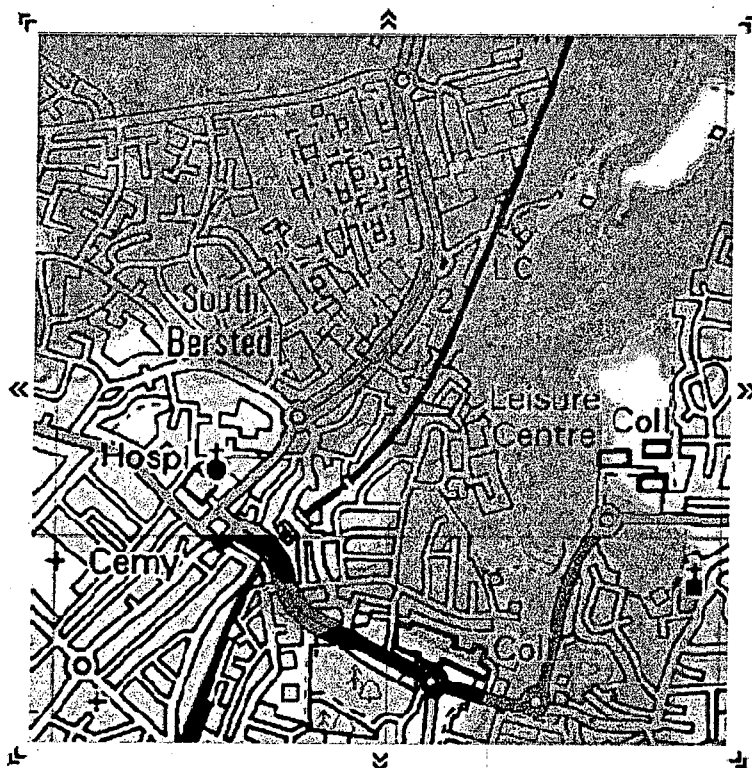
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