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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 south away from the site. It is anticipated the location designation will be Zone 3 A.

Likely hood of current or future flooding sources: Aldingbourne Rife approx 150m distance. Medium high risk may apply which is the identified largest risk of flooding in immediate proximity to the site.. The site level is approximately 3.4M with the local main road level at 1.9 M. Local flood overtopping of the Rife approximately has created local flooding on occasion.

Safety of development: The proposal is an existing structure and does not involve new construction or increase of the external footprint of the building. 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. Infrastructure waste services, serve adjacent properties and will not materially increase demands on those facilities

Increase of flood risk elsewhere: The building was extended 20 years ago, the increase in footprint has not affected the displacement volume in that period.

Measures proposed to deal with effects and risks during lifetime: Probability zone 1:100 of river flooding or 1:200 of sea flooding. From Table B1 Annexe B the predicted sea level rise is 15mm per year over the next 100 years (1500mm). Floor level at 150mm above external ground levels should ensure this property should not be affected in that period. Access roads to the dwelling rise away from the site, providing dry access.

Flood management measures: Flood resistant construction to be implemented to minimise floodwater entry when over topping of the watercourse exceeds 2.5m contour, in the form of entry door and low opening barriers.

The Environment Agency has installed stormwater attenuation tanks in the local highway below the level of the site.

General principle E2: The development will not add too and should where practical reduce risk.

The location of the site will allow safe warning to be issued. The development will not have an adverse effect on a watercourse or flood plain and will not impeded access to flood defence or management facilities.

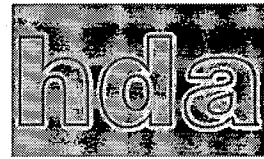
General principle E3: Minimum requirements

Proportionate and appropriate scale: The dwelling is located in an established residential area and is in keeping with character and style.

Risk arising from and to the development: Surface water is contained by existing systems. Substantial flooding of lower laying areas within the 5.0m flood zone will occur before the site is affected allowing for safe relocation of household goods and possessions. Ground levels fall across the site therefore rising water will be visible.

Impact of climate change: Annex B Updates to the flood map will indicate the development of predicted 20-30% events for the next 100 years; existing floor levels should provide adequate protection during extreme events

Infrastructure flood defence: Sea defences are well maintained and should provide defence against 1:200 predicted tidal level variation for climate change, therefore minimal risk of flooding.



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Vulnerability of occupants: Designated zone 3A "high probability" table D1 with table D2 "sequential test" applies, appropriate uses "more venerable" for buildings used as dwelling houses with safe access via existing access roads. Table D3 requires the "Exception test", the existing building verifies the location on previously developed land, where this dwelling is constructed in an existing residential development and will be unlikely to increase the risk of flooding elsewhere.

Residual risk: Annexe "G" Flood warning and evacuation plan, the warnings issued by the Environment Agency will be adhered to and evacuation plans to follow the procedures recommended publications by the Environment Agency "Preparing for Floods".

A safe assembly point at the highest ground level will be identified and the access routes available to it determined for ambulant and disabled occupants in Stanford Close.

Identify and locate mains services controls for the dwelling and maintain in serviceable condition. Assemble a flood kit of essential items.

Identify movable possessions and a safe location for storage.

List contacts and identify a meeting location.

Where feasible consider location of electrical socket outlets, boiler and storage tanks above possible flood damage levels.

Prepare sand bags and plastics sheeting to protect low-level openings as temporary flood protection measures.

The existing buildings should provide barriers to flood velocity in conjunction with contour levels associated with this location.

To be read in conjunction with the Environment Agency flood risk map.

Lifetime of development: The dwelling has been constructed with sustainable materials that can be repaired and replaced as required for the life span of the building. Climate change may dictate the need to consider viability for occupation of the dwelling and its dismantling to remove any hazard created by its mass and location. The life span of development cannot be reasonably defined.