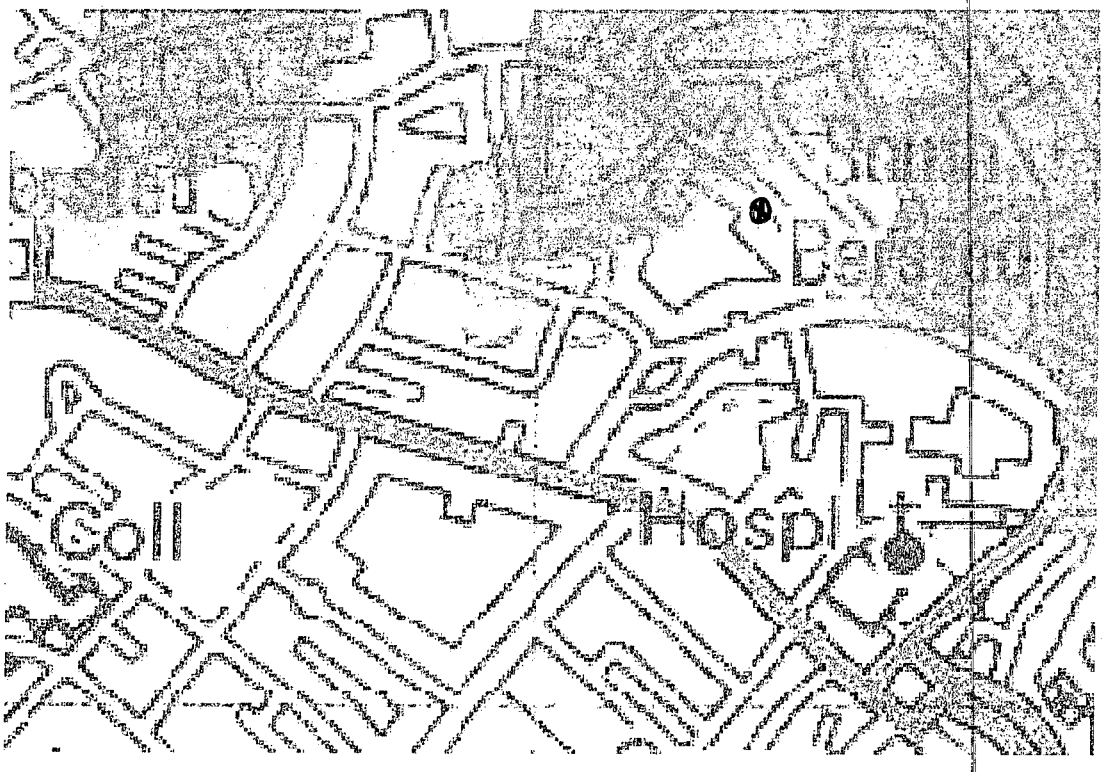
ARUN DISTRICT COUNCIL BR/345/08/

Flood Risk Assessment
Form 3No New Residential Dwellings.
28-30 Corbishley Road, Bognor Regis, West Sussex, PO22 9HR

Introduction -

Environment Agency maps place the site on the border of a flood risk zone 2 although following conversations with Mr Phil Hailey at the environment agency the principals of flood zone 1 would apply due to the ground levels being at 5.1m above ordnance datum and the close proximity to flood zone 1.



Planning Policy Statement 25: Development and Flood Risk states that sites within Flood Zone 2 – Medium Probability. All forms of development except "Highly Vulnerable" as set out in table D.2 will be permitted within this zone.

The Proposed Development -

The site is within a well established residential area and it is proposed to provide 3no new 2bed residential dwellings within the site.

The finished floor levels will match that of the existing neighbouring structures. All current building regulations will be followed to reduce any potential water entering the structure, for example a horizontal dpc a minimum 150mm above adjoining ground level will incorporated within the walls and a continuous dpm will be provided within the floor construction. Surface water will be discharged to a soakaway system designed in accordance with site specific percolation tests.

During the conversations with Mr Phil Hailey it became apparent that there are no existing complaints in the immediate area with regards to flooding of either tidal or surface water.

Watkins Wood Surveyors, 37 North Street, Emsworth, Hants PO10 7DA
Tel. 01243 371956 Fax. 0870 705 9642 Email admin@watkinswoodsurveyors.co.uk

Conclusion -

As the structures have been designed to incorporate flood resisting materials and the floor levels will be set no lower than the neighbouring structures it is deemed that they pose no greater risk to any occupants than the neighbouring structures.

They can be easily reached by emergency vehicles if in the distant future the flood risk level changes and all surface water will be dealt with according with site specifics therefore they pose no further risk to either occupants or neighbouring structures.

Watkins Wood Surveyors, 37 North Street, Emsworth, Hants PO10 7DA
Tel. 01243 371956 Fax. 0870 705 9642 Email admin@watkinswoodsurveyors.co.uk

ARUN DISTRICT COUNCIL:BR/345/08/

Environment Agency Standing Advice Development and Flood Risk - England **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

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

Published by the Environment Agency. © Crown Copyright 2007. This page last updated 7th May 2007