

Client	Slasco Properties		
Project	St Juliana's Convent, Bognor		
Document	Flood Risk and Drainage Statement	Revision	B
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Introduction

This Drainage Statement has been prepared on behalf of our Client, Slasco Properties, in support of a Full Planning Application at St Juliana's Convent. The description of development is as follows,

'Change of Use from Convent (Sui Generis) to Residential Use (C3) for Adults with Learning Difficulties and Autism and minor amendments to external appearance'.

The Site

St Juliana's Convent (The Site) is a former Convent constructed in late 1980's comprising 24 bedrooms and ancillary spaces. The property was built to house convalescing Catholic nuns but has ceased being used as such. The Site is located in Bognor Regis located within the Settlement Boundary.

The Site comprises a part two storey part single storey building. The single storey element is arranged around a central courtyard whilst the two storey element features an atrium with various rooms off this feature including a Chapel space. On the south side of the property there is a conservatory-style extension which overlooks the amenity areas. Additionally, there is a detached double garage at the north east of the site. The building is constructed using traditional brick with pitched slate roofs.

Flood Risk and Drainage Statement

The Government's Flood Maps for Planning indicates that the site is situated very marginally within existing Flood Zone 3 (FZ3) which means that the land has a high probability of flooding. It should however be noted that the land is situated predominantly within Flood Zone 1 which means it has a low probability of flooding.

As a result of the building falling slightly within the existing Flood Zone 3, a Flood Risk Assessment has been prepared in support of the application.

Policy W DM2 of the Council's Local Plan states that development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the SFRA, will only be permitted where all of the following criteria have been satisfied:

- a. *The sequential test in accordance with the National Planning Policy Guidance has been met.*
- b. *A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.*
- c. *The sustainability benefits to the wider community are clearly identified.*
- d. *The scheme identifies adaptation and mitigation measures.*
- e. *Appropriate flood warning and evacuation plans are in place; and*

f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e., consideration of flood flow routing and utilising temporary storage areas.

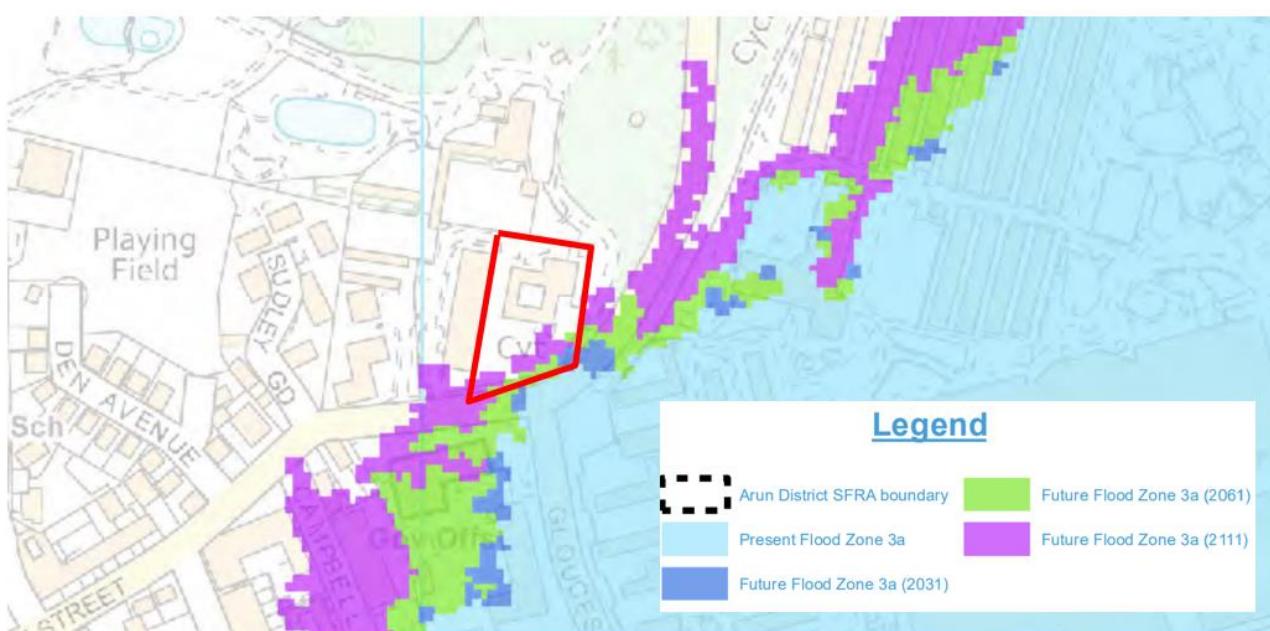
The Pre Application Response noted that,

Future flood risk as a result of climate change must be considered as part of this FRA. You should consult the online National Planning Policy Guidance (NPPG) on flooding to ensure that your scheme complies with the guidance and all relevant documentation is submitted with your application. As the application would be for a change of use, it is not necessary that the sequential test is undertaken, nor any sustainability benefits are identified, however a site-specific FRA (or statement) must be provided demonstrating the development would not put lives or property at risk of flooding.

The Council's SFRA has been consulted and shows part of the site as falling within future Flood Zone 3a. However, the building would be unaffected, with only the garden area being impacted in only the most extreme events in the year 2111. It is considered that given the staffed and managed nature of the proposal that should flooding occur staff will be able to ensure resident safety during time of flooding. Residents will be able to stay within the property thereby avoiding risks.

Given that no external extensions are proposed, and the footprint of the building is staying the same, the scheme will not increase flood risk elsewhere.

As a result, the proposal is considered to be acceptable from a flood risk perspective.



No changes are proposed to the external drainage facilities including in relation to both surface water and foul drainage. The proposal is predominantly for internal changes with limited external amendments. However, water butts could be introduced for communal / private areas as a means of reducing rainwater runoff and this can be secured by an appropriately worded condition. In terms of foul drainage, the proposal would result in a reduction of bed spaces / toilet provision from the existing use and would therefore result in a reduction of foul sewage from the site.

In flooding and drainage terms, the proposal is considered to be acceptable.