

Flood Risk Assessment

27/29 Highcroft Crescent Bognor Regis

1. The development is to convert two bungalows into one. The properties are in a zone 3 flood risk area, however there is no increase in the floor area of the bungalows and the number of occupants is likely to be less than that of two homes.
2. The site is vulnerable to coastal and river flooding. The existing surface water drainage is via soakaways and the proposal does change this.
3. The probability of the site flooding is believed to be 1 in every 100 years.
4. Climate change is likely to increase the risk of flooding.
5. The siting and size of the buildings together with all hard and soft landscaping details remain as existing.
6. The existing floor level and construction details protecting the properties from flooding remain unchanged, however the applicant is aware that the use of hard floors and electrical points at higher levels will reduce potential damage from flooding.
7. The proposal will not increase the off site flood risk as the site remains unchanged.
8. The existing flood risk to this site will remain unchanged by the proposal, however the number of dwelling affected should flooding occur will be reduced from two to one.