

**ATHERINGTON LODGE,
CLIMPING STREET,
CLIMPING,
WEST SUSSEX,
BN17 5RN.**

FLOOD RISK ASSESSMENT



**PLANNING APPLICATION TO CONSTRUCT A NEW
FAMILY HOME ON THE FOOTPRINT OF AN
EXISTING PROPERTY.**

**FULCRUM BUILDING DESIGN LTD
JUNE 2019**



SITE LOCATION PLAN

SCALE 1:1250



SATTELITE IMAGE

1.0 INTRODUCTION

1.1 The attached Flood Risk Assessment is in support of the Planning Application No. CM/33/19/PL via Arun District Council.

1.2 The application is to demolish an existing single residential dwelling on the site & replace with a similar of the same overall footprint & floor area.

2.0 DESCRIPTION OF THE PROPOSALS

2.1 The proposal is for a single family dwelling on a similar footprint to an existing house that has been in existence on the site since the 1930's. This property was originally 2no cottages that were linked together as one dwelling much later historically.

The existing property was compromised in its flexibility and practicality as a family home because of various ill considered extensions & conversion of the roof space. The applicant has sought to address this by demolition of the existing property & construction of the new.

The development site falls within an area under the demise of The National Trust & their approval was sought & gained before the submission of a formal planning application

3.0 SITE ANALYSIS

3.1 Initial investigations via the Environment Agencies web site revealed that the development falls within a Flood Zone 3, medium risk area as detailed in the plan below.

3.2 An application was made to the Environment Agency for a Product 4 Data Pack, which we are advised by them, provides the necessary information to make a satisfactory assessment.



4.0 INITIAL ANALYSIS

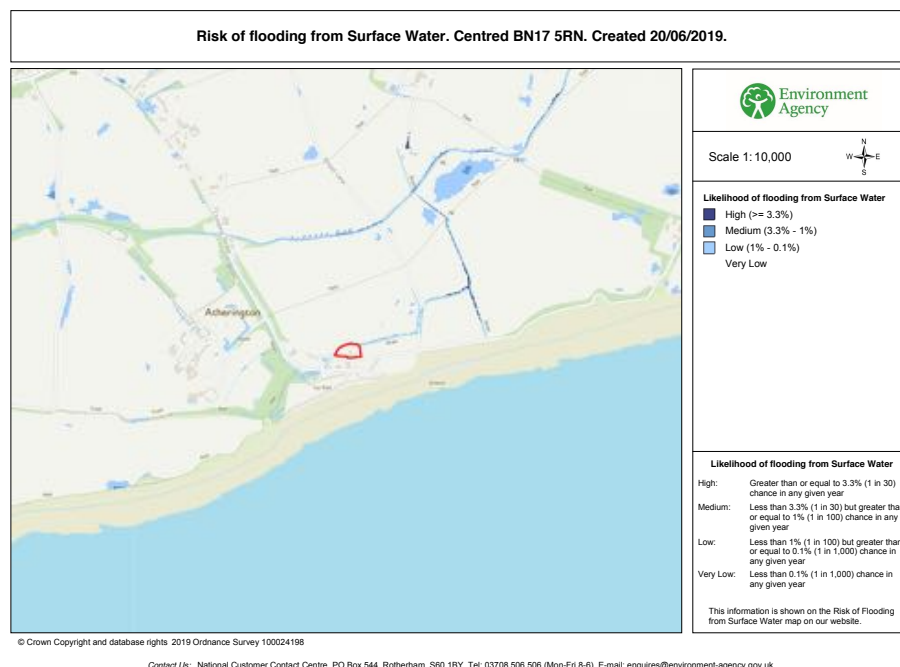
4.1 The Environment Agency confirmed the application site was in a Flood Zone 3 as shown on their Flood Map for Planning (Rivers & Sea).

4.2 It was noted that the information provided in their data relates to the immediate area the property is located in and not the physical property itself.

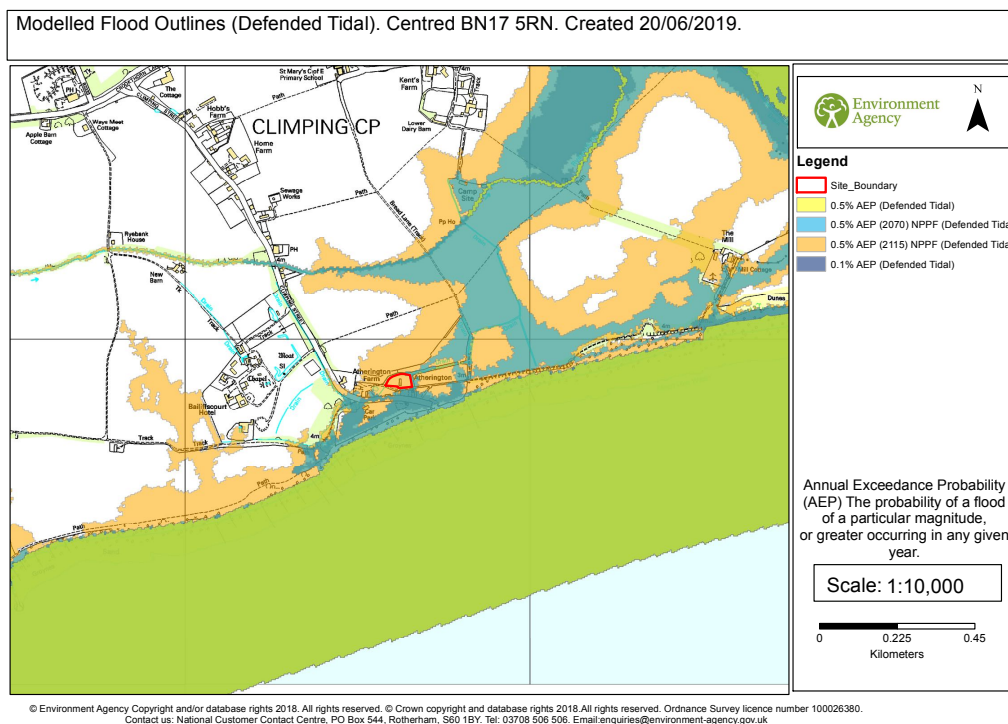
4.3 It is confirmed that flood defences are in existence in the form a sand & shingle beach, with an estimated standard of protection of 1 in 100 years. (1% AEP).

4.4 It was also stated that there was no history of flooding events actually affecting the application site, however a nearby area was previously flooded in 1987 (Flood Event Code 2038). The source of the flooding was above average stormy sea conditions. This resulted in the overtopping of the Climping Frontage at Poole Place and the Atherington car park and the bottom end of Climping Street.

4.5. Risk of flooding from surface water is considered very low at less than 0.1% (1 in 1000) in any given year.



4.6 Currently foul drainage is dealt with via a stand alone septic tank with appropriate drainage and inspection covers. However on achieving planning approval an application will be made to Southern Water to connect to a pumping station a short distance from the property.



8.0 CONCLUSION

8.1 To reiterate previously, in the absence of any conclusive historical evidence of flooding at the property and with the Defended Tidal estimates in 2070 by the Environment Agency modelled outlines still at 0.5% AEP, it is considered that the above precautionary works would be sufficient to advert any unforeseen or exceptional flood risks.

Andrew Sargent.
FULCRUM BUILDING DESIGN LTD.