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Policy Site 6 – Felpham, Bognor Regis

Phases 1 - 5

Flood Risk Assessment Statement - PPS 25

The Environmental Statement and the Flood Risk Assessment for the outline planning application was compiled by Brookbanks Ltd in accordance with PPG 25. This approved document identified that the site lies outside the Flood Zone 1, it was agreed with the Environment Agency to employ a 1 in 100 year fluvial flood level of 1.82m AOD which compared with the historic flood maps.

Following discussions with the Environment Agency during the Reserved Matters Approval the fluvial flood level was increased to 2.0m AOD. This was due to the ongoing Strategic Flood Risk Assessment and the need to include for climate change in accordance with the document PPS 25.

The increased flood level has no impact on the development site and all areas of the development have an unrestricted access and egress during periods of adjacent flooding.

The Environment Agency indicative flood map shows that the development site lies within a Flood Zone 1, outside of the 1:1000 year fluvial floodplain and has a probability of flooding of less than 0.1% and is at little or no risk.

The site also has no other history of flooding from any source which includes fluvial, surface water, sewer or ground water.

New sewers within the development could present a risk if they become blocked or overloaded flooding to the existing carriageway, flood routes and kerbs prevent flooding to properties.

Having due regard for the above, it is considered that the housing development proposals in respect of the flood risk wholly accord with that which was set out within the ES, Flood Risk Assessment and Outline Planning Application, and that there will be no measurable change in impact upon local conditions.

Statement prepared by:

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