

FLOOD RISK ASSESSEMENT.

For

RESIDENTIAL BUILDING PLOT-SEA ROAD, FELPHAM.

1.0. THE DEVELOPMENT:

DESCRIPTION/LOCATION:-

This Building Plot is located on what could be described as a piece of 'Brown' land situated in SW Felpham close to Bourne Leisure Holiday Centre and very near to the River Rife where it discharges through the promenade and into the sea.

Development in the immediate vicinity comprises several conventional built houses and a small block of flats, a few 'Railway Carriage' Cottages, Sea Scout Parade Hall and a Southern Water River Screen and Pumping Facility.

CLASSIFICATION:-

Less vulnerable, Residential Housing.

LOCAL PLAN:-

We believe that this development complies with Plan.

TESTS:-

We consider that with such a small development Sequential and Exception Tests need not be carried out.

NUMBER OF OCCUPANTS:-

Two/Four will not affect the degree of 'flood risk'.

(1).

2.0. FLOOD HAZARD DEFINITIONS:

SOURCE OF FLOODING AFFECTING THE SITE: _

This could occur in two ways:-

- (i). Very heavy rainfall in the area and up county causing The River Rife to flood.
- (ii). Severe marine activity leading to high seas and 'overtopping' the sea wall and inundating the site.
- (iii). We believe that there are no formal historic records for the area.
Local knowledge however suggests that there has been no flooding of any consequence over the last 40-45 years.
- (iv). It should be noted however that a system is in place and can operate on a daily basis removing any floodwater via normal drainage into The River Rife and thence by pumping or gravity through the sea outfalls and into the sea.

3.0. PROBABILITY:

FLOOD ZONE:-

Flood Zone 3.

LOCAL AUTHORITY STRATIGIC FLOOD RISK ASSESSEMENT:-

We believe that the LA has not done one (LA enquiry).

(2).

SITE FLOODING PROBABILITY:-

We strongly believe that there is no probability of this site flooding to any degree that could not be drained by the already in-place Southern Water arrangements.

SURFACE WATER RUN OFF:-

The rates for this are not known.

4.0. CLIMATE CHANGE:

WILL CLIMATE CHANGE INCREASE THE PROBABILITY OF FLOOD RISK:-

Climate Change is always likely to increase the probability of flood risk, however it should be expected that over long periods of 50-100 years plus local and statutory authorities will also be upgrading their defensive measures to meet the challenges.

5.0. DETAILED DEVELOPMENT PROPOSAL:-

We believe that this has been demonstrated:-

- (i). The ground floor level of the building will be set at least .50 metre above the general surrounding ground level.
- (ii). No living accommodation will be located on the ground floor, only building and living support.
- (iii). All construction will be in 'solid/wet' form from foundations up to first floor level.
- (iv). Sump pump provision may be incorporated for draining Ground Floor flood water, if necessary, into the River Rife.

(3).

6.0. FLOOD RISK MANAGEMENT MEASURES:

7.0. OFFSITE IMPACTS:

8.0. RESIDUAL RISKS:

Due to the size and nature of this development we believe that these matters cannot be quantifiable at this time, are not applicable or have been covered elsewhere.
