

Flood Risk Assessment

Address:

Ground Floor Retail Unit
3 Grassmere Parade
Felpham Road
Bognor Regis
PO22 7NT

Proposed Development:

1. Ground floor, single storey retail unit (residential flat above), previously used as a launderette; current empty. Proposed change of use to A3 for café business. There are no structural changes to be made to the premises. No exterior changes except to replace extraction flue at rear of premises. It is assessed that the change of use to a café, will use far less water than previously used by the launderette, providing an immediate reduction in waste water.
2. The site is within Flood Zone 3 – Grid Ref E 4949 / N 99790 (Ordnance Survey Map) (As identified on the Environment Agency Flood Map). The premises is not within 20m of a main river. Nearest monitoring data is as follows:
Aldingbourne Rife – normal level between -0.38m to 0.48m; usual range at Aldingbourne RL in extreme weather conditions is -0.38. and 0.32m; has been recorded between these levels for 90% of time since records began.
Shripney Rife - normal level between -0.43m to 0.80m; usual range at Shripney RL in extreme weather conditions is -0.32m and 0.80m; has been recorded between these levels for 90% of time since records began.
There is no recorded historic flooding at the location either coastal, fluvial, tidal, surface or otherwise.
3. The proposed change of use to A3 from A1 is identified as ‘Less Vulnerable’ under the Flood Risk Vulnerability Classification. The lifetime of this ‘change of use’ proposal is anticipated to be up to 20years. Further assessment has not be deemed necessary due to no change in the buildings structure.
4. There are flood defences protecting this area:
Shingle beach (Felpham seafront)
Sea wall & Embankment from Gloucester Road (west) to Outram Road (east)
Embankment north of Upper Bognor Road from Felpham Road to Aldingborne Rife.
(From maps under Arun District Council, Flood Risk (planning policy).
5. Surface water will be discharged to the existing mains drainage arrangement for the premise, as detailed on submitted plans. Again, there is no change to the building structure, no additional surface water will be incurred.

Summary

This development is on the eastern edge of Flood Zone 3. The FRA is simplistic as it solely deals with the change of use of a commercial premises from A1 to A3. There is no identified additional flood risk identified. No changes are being made to the building that would cause additional surface water flooding. There is an anticipated reduction in waste water from the business changing from what was a launderette to a café.