

FLOOD RISK ASSESSMENT

NEW EXTERNAL DECK THE BEACHCROFT HOTEL

CLYDE ROAD

FELPHAM

PO22 7AH



IVON BLUMER ARCHITECTS LTD

1.00 INTRODUCTION

1.01 Ivon Blumer Architects was commissioned by The Beachcroft Hotel to undertake a Flood Risk Assessment [FRA] in accordance with The National Planning Policy Framework on the parcel of land shown below – herein known as ‘The Site’.

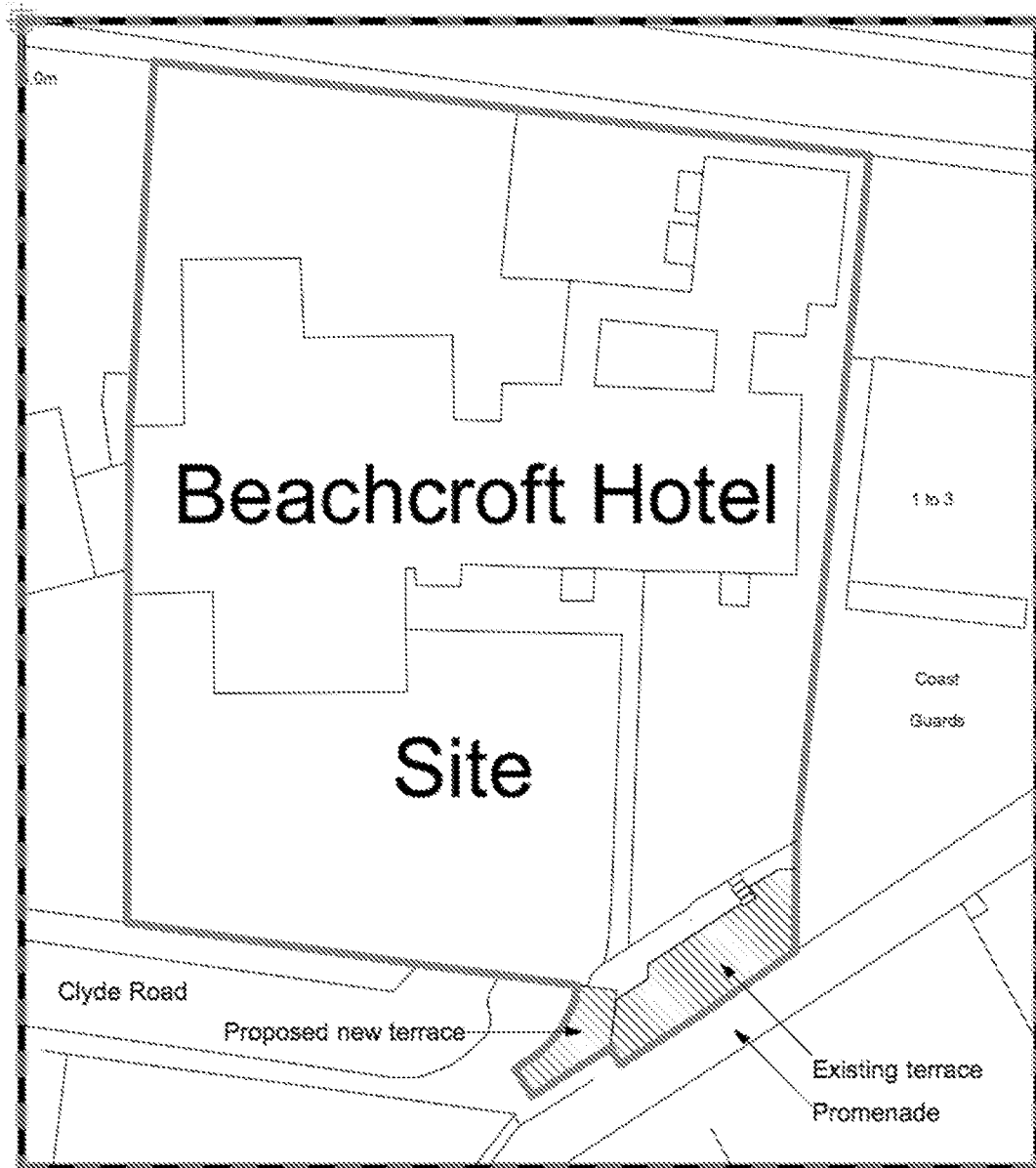


Figure 1 Location Plan

1.02 The site is located on the sea front in the village of Flepham, on the eastern side of Bognor Regis, West Sussex. See Figure 1 – Location Plan, above.

1.03 This report has been written in support of a detailed planning application for the extension of the existing external deck behind the promenade.

1.04 The proposal is for the extension of an existing terrace behind the sea wall, as shown below.



Figure 2 Proposed Plan

2.00 SOURCES OF INFORMATION

2.01 Environment Agency

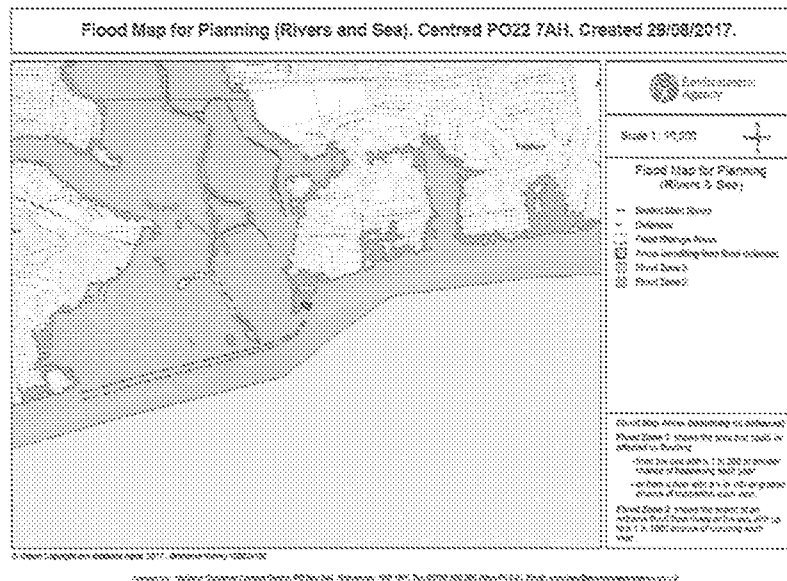


Figure 4 Environment Agency Flood Risk Map

3.00 SITE DETAILS

- 3.01 The Site is located at The Beachcroft Hotel, Clyde Road, Felpham, fronting the promenade.
- 3.02 The new terrace extends to 18 sq. m of new timber decking.
- 3.03 Site ground levels are typically 5.3 m AOD behind the promenade which is at 5.3 AOD.

4.00 POTENTIAL FLOOD HASZARDS

- 4.01 Flooding from the sea.
- 4.02 Flooding from rivers, not applicable.
- 4.03 Flooding from groundwater, risk is considered low.
- 4.04 Flooding from sewers, not applicable.
- 4.05 Flooding from the land, the risk is considered low.

5.00 DISCUSSION

- 5.01 The sites primary flood risk is from the sea.
- 5.02 The EA's flood model indicates 0.5% AEP (1 in 200 year event) undefended flood levels within the site in the year 2115 would be in the region of 5.0 AOD.
- 5.03 It is to be noted that the terrace is to be constructed on stilts allowing any tidal flood water to disperse around the proposed development.

6.00 CONCLUSION

- 6.01 The terrace is above the predicted undefended tidal flood level at 5.30 AOD, and is considered reasonably safe from flooding.
- 6.02 Given the proximity and extent of the undefended flood plain to the proposal the most likely course of action to be taken by people using the terrace during such an event would be to vacate the site.