

FP/21/17/PL

Robert Clark Associates Ltd.

Chartered Civil Engineers



Willow Cottage, Herne Lane, Rustington, West Sussex BN16 3EE
rca-ltd@talktalk.net



Proposed Re-development

31 Rife Way

Felpham

West Sussex PO22 7BN

Flood Risk Assessment

On behalf of

Brookmead Developments Ltd

March 2017
1724-R2

© This Report is copyright and may not be
copied or reproduced without the written
consent of Robert Clark Associates Limited.

Registered in England No. 3894620
Registered Office: Willow Cottage, Herne Lane, Rustington, West Sussex BN16 3EE

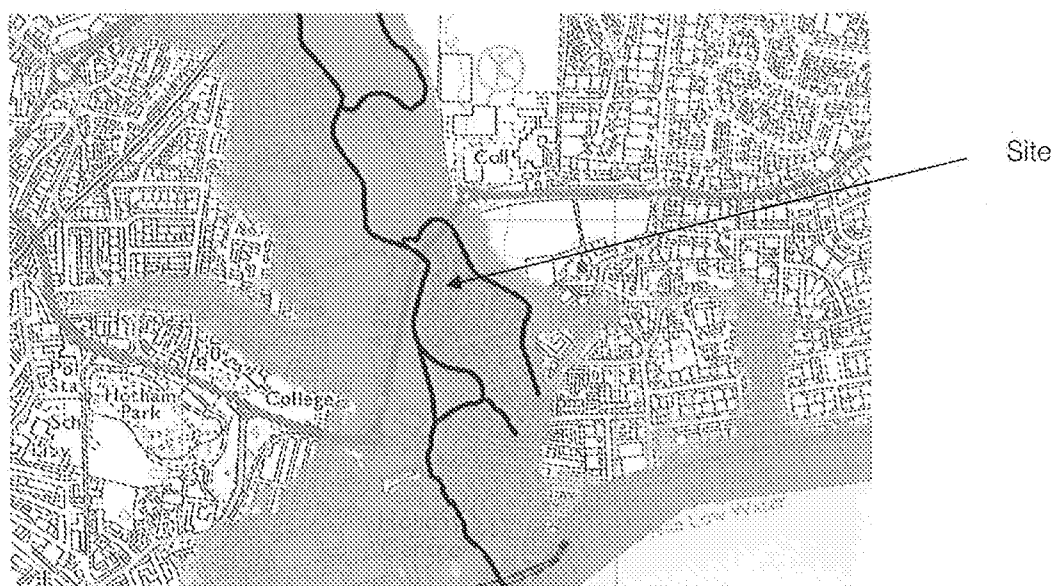
- 3.2 It can be seen that the site falls generally westwards towards the rife and a little from south to north. The floor level of the existing building that stood here is unknown but is likely to have been similar to adjacent dwellings at around 2.1 to 2.3m AOD.

4 Proposed Development

- 4.1 The development comprises the construction of a replacement dwelling in a similar location to the original dwelling.
- 4.2 The proposal is for a 4-bdroomed chalet bungalow. See Drawing No. 1724/S1.1.
- 4.3 The finished floor level for the new dwelling has not been set but the Environment Agency has suggested in a letter to Arun District Council dated 28 February 2017, that they would be looking for it to be set 300-600mm above existing land levels. These levels vary between 1 and 2m AOD as stated above but levels in the immediate area of the proposed new building, average around 1.9m AOD. We recommend that new floor levels are set at a minimum of 2.3m AOD, which will provide for 300mm above the highest ground level on site.

5. Flooding History

- 5.1 The site is shown to lie in Flood Zone 3 on the Environment Agency's flood map for planning as indicated below.



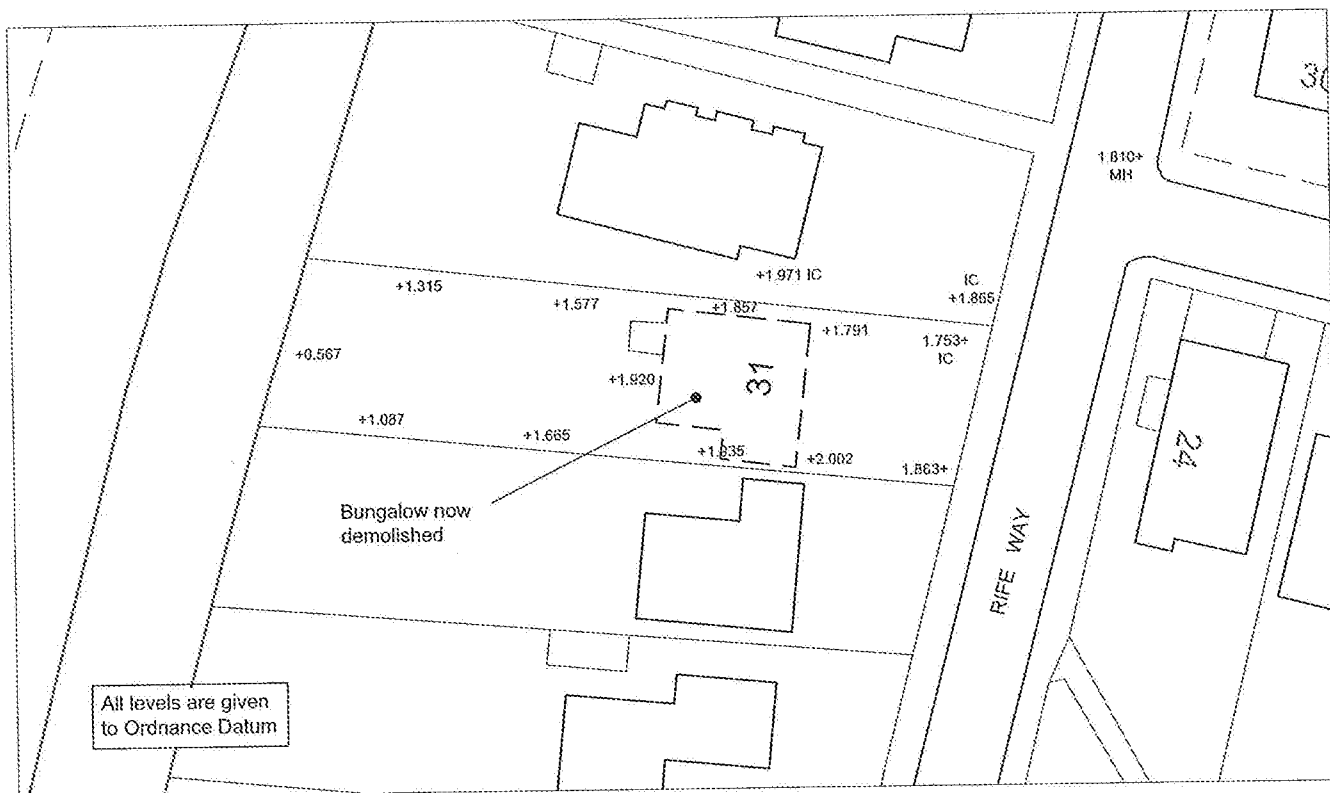
6. Foul and Surface Water Drainage

- 6.1 The new building will be drained to the public foul water sewer in Rife Way via an existing connection.
- 6.2 Surface water from the new building may need to drain to the rife but percolation tests to BRE 365 will be undertaken to determine whether soakaways could provide any useful soakage function here.

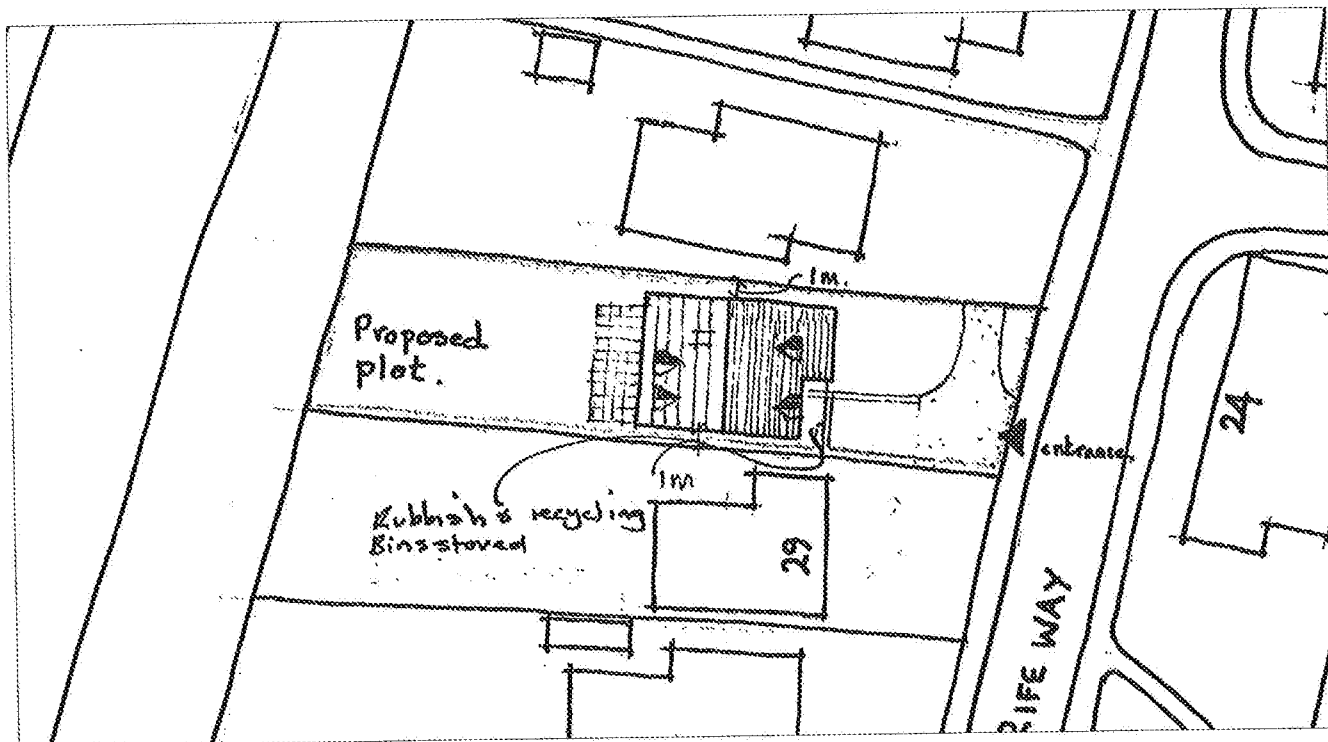
7. Conclusions and Recommendations

- 7.1 The site is shown to lie in a flood risk area and a site-specific Flood Risk Assessment has been carried out in accordance with Technical Guidance to the National Planning Policy Framework.
- 7.2 The Flood Risk Assessment has shown that the proposed replacement dwelling will be sited on land with a ground level of around 1.9m AOD. The current prediction for the 1 in 200 year surge tide level here is 5.0m AOD in the year 2115 but this is a low risk and the main source of flooding here is fluvial from the Aldingbourne Rife.
- 7.3 The Environment Agency has suggested that floor levels should be set at 300-600mm above land levels and we are recommending a minimum floor level of 2.3m AOD. However, consideration should be given to providing a higher level of protection if this is determined to be practicable in relation to the site and its surroundings.
- 7.4 New surface water drainage will be taken to the rife or to soakaways designed to the Building Regulations and foul drainage will be to the public foul water sewer in Rife Way.
- 7.5 Whilst setting floor levels at 2.3m AOD will achieve a *low risk* of fluvial flooding to the building, tidal flood risk is a possibility here if a serious and prolonged breach in the sea defences should occur. It is therefore recommended that any new works are designed in accordance with good practice in flood risk areas, employing appropriate flood resistance and resilience measures. Registration with the Environment Agency's Floodline Warnings Direct system is advised.

1724-R2



Survey Plan - Scale 1:500



Proposals Plan - Scale 1:500

Robert Clark Associates Ltd
Chartered Civil Engineers
Willow Cottage, Herne Lane
Rustington, West Sussex BN16 3EE
T: 01903 778945 E: rca-td@talktalk.net

Client	Brookmead Developments Ltd				
Project	31 Rife Way, Felpham				
-	Original	PC	RTFC	15.3.17	
Rev.	Description	App.	Chk.	Drn.	Date

Title			Survey and Proposals Plan		
Scale	1:500	At original	A4	© Robert Clark Associates Ltd	
Drawing Number	1724/S1.2		Revision	-	

Group Analysis by Attendance Category

Period: 05/09/2016 to 10/03/2017

Pupils DOB Range: 01/09/2000 - 31/08/2011

Scope: Whole School

Number of Sessions

Group	Presents	AEA	Authorised Absences	Unauthorised Absences	Possible	% Attend
Whole School	26285	110	889	284	27568	95.7
Totals	26285	110	889	284	27568	95.7