

PROPOSED WORKS : **New Building with first floor 1 x Bed Apartment above (3 x No.) Garages and Cycle Store Area with parking.**

ADDRESS : **Rear of Abergail
Clyde Road
Falpham
Bognor Regis
PO22 7AH.**

1.0 Flood Risk Assessment

- 1.1 The area of the site falls just within Flood Zone 1 according to the Environment Agency webs site matrix, and as such is located just outside of the areas of the extent of extreme flood.
- 2.2 Note that the main house sits within Flood Zone 2 but the rear portion of the site is just outside this.
- 2.3 See also the submitted Environment Agency map extract.

2.0 Drainage Statement

- 2.1 **Foul Water Drainage** – New drainage serving the apartment will be taken to the existing foul water manhole in the rear garden of ‘Abergail’ which is also under the ownership of the applicant, as shown on the Plot Plan.
- 2.2 **Surface Water Drainage** – Outfalls from the new development will be taken to a new soakaway system located in the front garden of ‘Abergail’ and sized based on percolation test results in accordance with BRE 365.
- 2.3 Soakaways will be formed using the ‘Polypipe Polystorm Lite’ soakaway crates set in a geotechnic lining and cover and a lean mix concrete capping to give a degree of storage for rainwater in high rainfall situations. Minimum cover to be afforded to the soakaway in accordance with manufacturers requirements.
- 2.4 New soakaways are to be located a minimum of 4.5 metres away from any building.

3.0 Bin Storage and Collection Statement

- 3.1 The new apartment will be provided with a storage/bins for residual waste to a capacity of at least 240 litres in the area as shown on the site/plot plan.
- 3.2 The storage area is within 50 metres pulling distance to an area adjacent to the street where the bins can be collected and emptied by the cleansing services contractor on the appropriate day.
- 3.3 The same standard of storage/bins will be provided for recyclable materials.