
Sussex Building Consultancy Limited



**Flood Risk Analysis incorporating Sequential Test for
New Building with first floor 1 x Bed Apartment above
(3 x No.) Garages and Cycle Store Area with parking.**

Rear of 'Abergail', Clyde Road, Felpham, PO22 7AH.

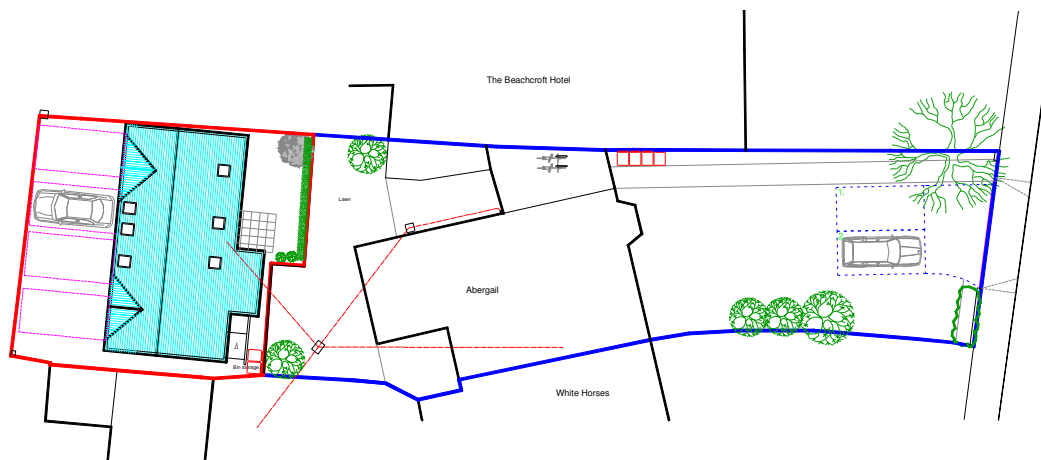
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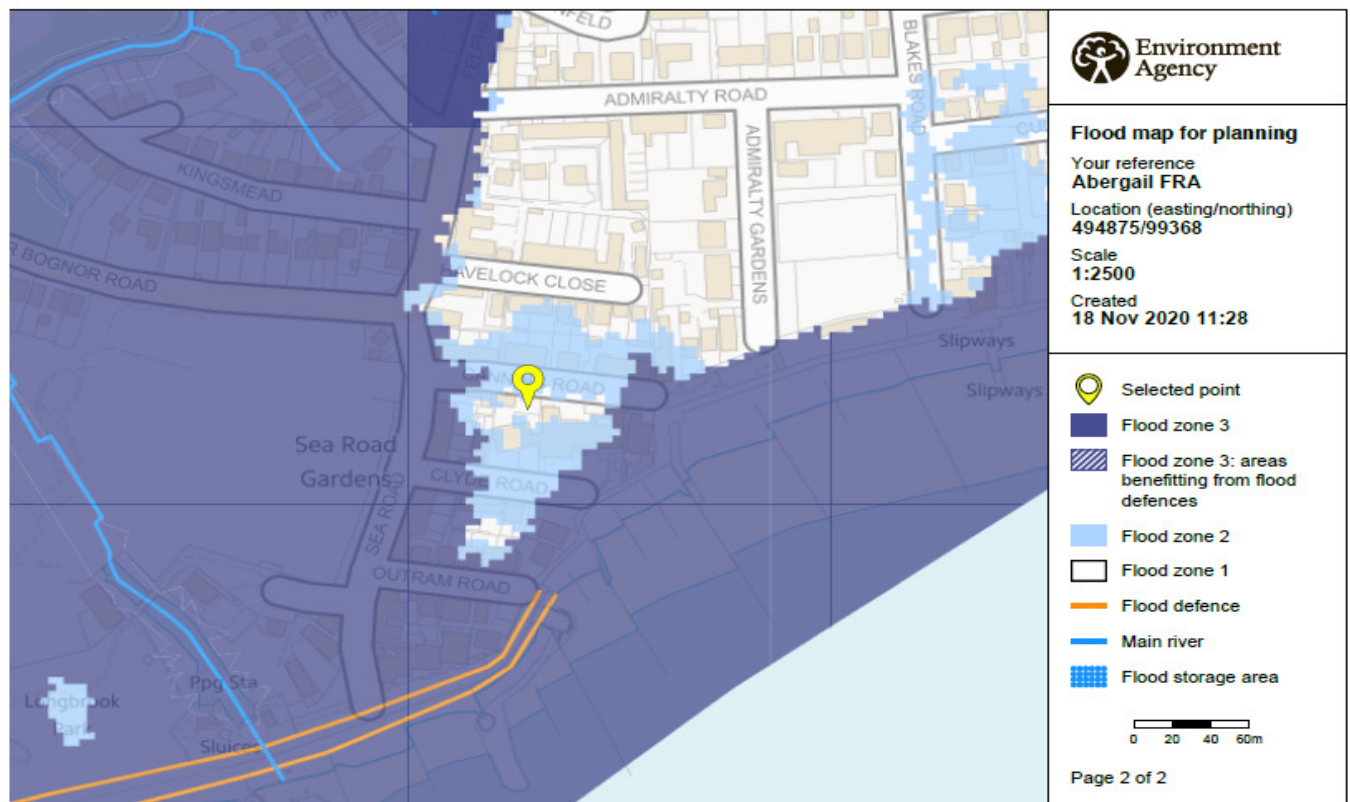
Picture – Proposed Site Plan.

1.0 Introduction

- 1.1 'Abergail' is a 3 storey property facing Clyde Road in Felpham, Bognor Regis close to the sea.
- 1.2 The work proposed is to build a new garage block with a 1 x Bed apartment on the first floor on the rear portion of the site with an extension of the vehicular access to service the garages.
- 1.3 This report seeks to undertake a flood risk assessment of the site and to look at sequential testing in line with the National Planning Policy Framework for the development.

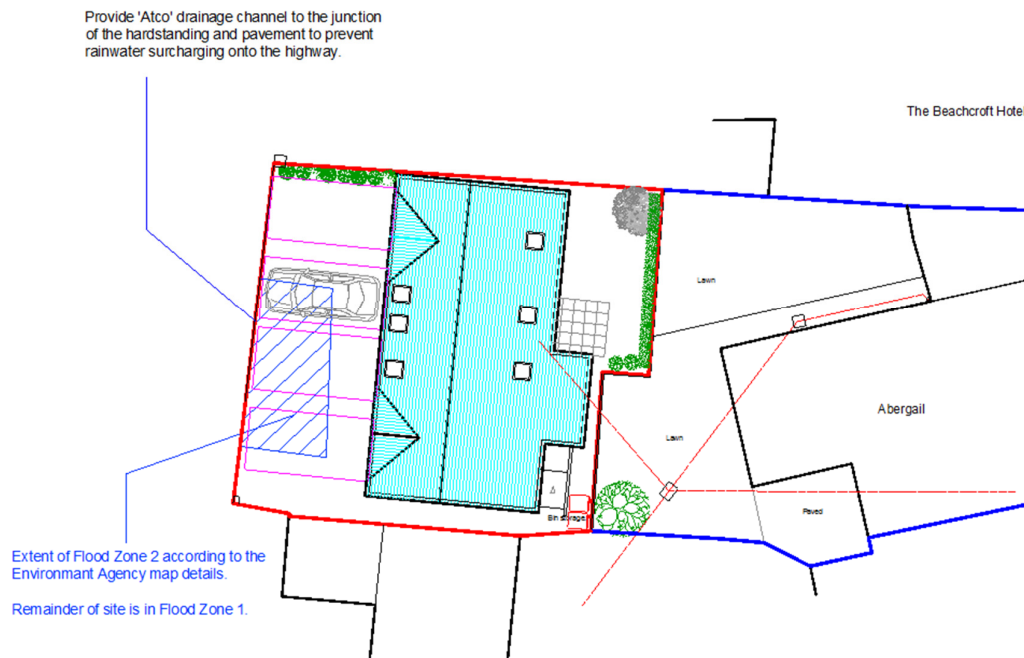
2.0 Flood Zone

- 2.1 The site, located near to the sea in Felpham falls predominantly within Flood Zone 1, with only a small proportion of the site falling within Flood Zone 2, and that being a section of the car parking area to the front of the property.
- 2.2 The map from the Environment Agency shown below indicates this.

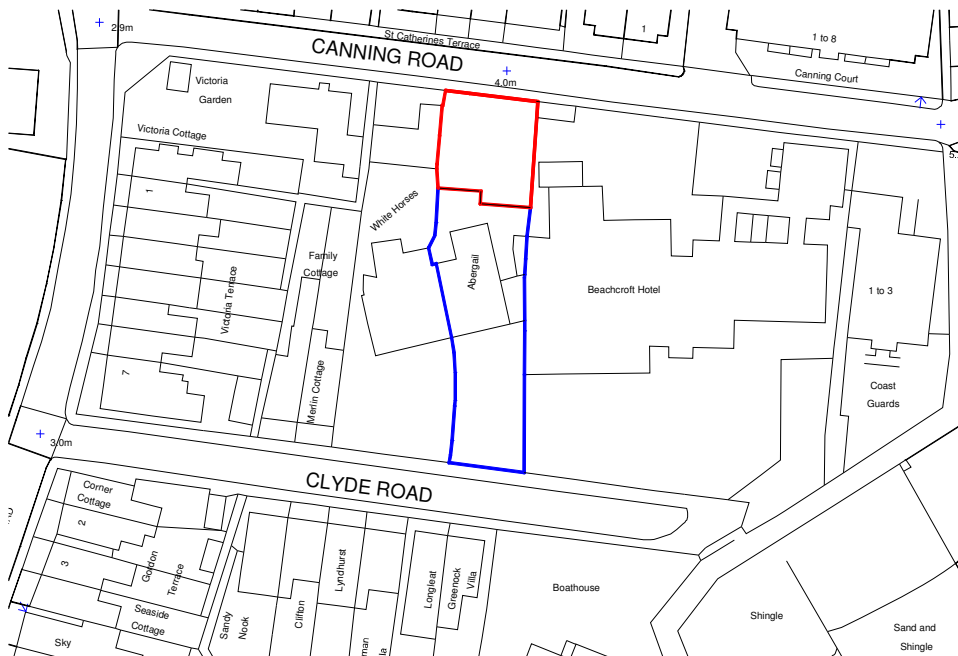


Picture – Environment Agency Flood Map Extract.

2.3 The site map extract below shows at a greater scale where the Flood Zone encroaches on to the site.



Picture – Site Plan shown Flood Zone 2 extent on the site.



Picture – Location Plan.

3.0 Sources.

- 3.1 Information has been taken from the Environment Agency website and the Government 'Flood Map for Planning' service.

4.0 Sequential Test

- 4.1 In England, flood risk is broadly categorised into three flood zones: 1 (lowest risk), 2 and 3 (highest risk).
- 4.2 When submitting a planning application for development in flood zones 2 or 3 which may be vulnerable to flooding, such as residential developments, the applicant is required to apply the 'sequential test'.
- 4.3 The aim of the sequential test is to locate development in areas at lowest risk of flooding first, by ensuring that there are no other appropriate and available sites at a lower risk of flooding. Sequential tests are not required for minor developments, most change of use applications, and sites in flood zone 1 which have no identified flooding from other sources.
- 4.4 The area of search is restricted to the village of Felpham and 2 km to the west incorporating part of Bognor Regis as advised by Arun LPA. As a guide, this area would then extend up to the roundabout with Aldwick Road and Hawthorn Road.

Sites which been identified.

Site 1 – 49 Crossbush Road, Felpham, Bognor Regis.

A rear garden site that could potentially be subdivided to provide a suitably sized plot. Located within Flood Zone 1, however, this form of development would conflict with the surrounding area in terms of density and scale and would be deemed unsuitable in planning terms.

Site 2 – 19 Davenport Road, Felpham, Bognor Regis.

This plot is located on the sea front opposite, however, it is located within Flood Zone 3, notwithstanding this form of development would conflict with the surrounding area in terms of density and scale and would be deemed unsuitable in planning terms.

Site 3 – 10 Second Avenue, Felpham, Bognor Regis.

A side garden site that could potentially be subdivided to provide a suitably sized plot. Located within Flood Zone 1, however, this form of development would conflict with the surrounding area and would be deemed unsuitable in terms of density and scale and would not be expected to be acceptable.

Site 4 – Adjacent to Starry Nook, Sea Lane, Felpham, Bognor Regis.

This plot is located on the sea front adjacent to the property, however, it is located within Flood Zone 3.

Site 5 – 48 Crossbush Road, Felpham, Bognor Regis.

A rear garden site that could potentially be subdivided to provide a suitably sized plot. Located within Flood Zone 1, however, this form of development would conflict with the surrounding area and would be deemed unsuitable in planning terms for reasons mentioned before.

Site 6 – Plot at the corner of Upper Bognor Road and Felpham Rod, Bognor Regis.

A vacant plot, however, it is located within Flood Zone 3.

Site 7 – 8 Normanton Avenue, Bognor Regis.

A side garden site that could potentially be subdivided to provide a suitably sized plot. Located within Flood Zone 1, however, this form of development would conflict with the surrounding area and would be deemed unsuitable in terms of density and scale.

- 4.5 It can be seen that all of the sites identified, for one reason or another, would not be deemed suitable alternative to that proposed. Some because the form of development proposed would not sit comfortably within the area, others because they are located within a higher risk Flood Zone.

5.0 Exception Test

- 5.1 The exception test should identify where the benefits of the building outweigh the risks associated with the building in an area at risk from flooding.
- 5.2 The layout of the building with the residential accommodation located on the first floor only allows for occupants to be kept safe in the event of extreme flood and not require rescue by the emergency services.
- 5.3 The garages located on the ground floor pose no additional risk at times of flood and would not impose additional strain on rescue services.

6.0 Conclusion

- 6.1 The site is predominantly located within Flood Zone 1 with only a very small proportion being sat within Flood Zone 2 and that part is the parking area at the front of the proposal.
- 6.2 The sequential test has not revealed any other sites more suitable for this type of development.
- 6.3 The exception test shows that the benefits of having the development far outweigh the risks involved with building on this site that has a small part falling with Flood Zone 2 and with residential accommodation located on the first floor only.
- 6.4 For this reason we feel that this development would be entirely suitable for this site and pose impose additional strain on the emergency rescue services during times of potential flood.