

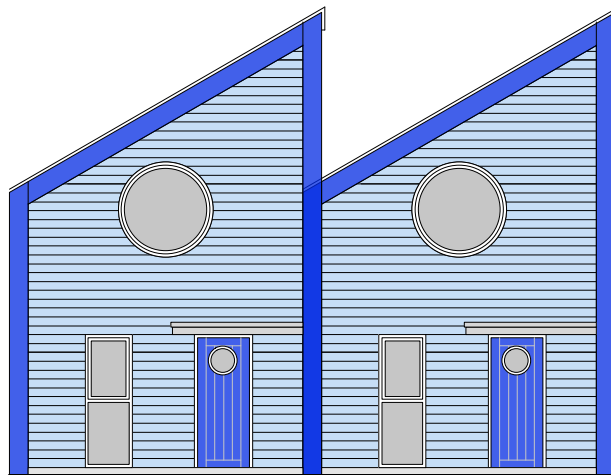
FLOOD RISK ASSESSMENT

PROPOSED REAR EXTENSION 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 Ariel View



Site Location Plan
Scale 1 : 1250

Figure 2 Location Plans

1.02 The site is located on the sea front in the village of Flepham, on the eastern side of Bognor Regis, West Sussex. The site faces the sea to the south, with the rear boundary backing onto Canning Road and existing residential properties with the remaining boundary formed by Clyde Road, see Figure 2 – Location Plan, above.

Clyde Road and Canning Road are residential cul-de-sacs giving access to the existing residential properties, the Beachcroft Hotel and to the promenade. The site sits at the rear of The Beachcroft Hotel, fronting Canning Road.

1.03 This report has been written in support of a detailed planning application for a rear 2 storey extension, comprising of two x two-bedroom family suites and new toilet accommodation.

1.04 Terms of Reference

National Planning Policy Framework

National Planning Practice Guidance

Flooding – Engineering Resilience, ICE;

Flood Risks to People – FD2321/TR2 Defra

1.05 Nothing in this report confers or purports to confer on any third party, any benefit or any right to enforce any term of this report pursuant to the Contract [Rights of Third Parties] Act 1999.

1.06 The proposed 2 storey extension is located at the rear of The Beachcroft Hotel, Felpham, Bognor Regis. See Figure 3 below – Site Plan

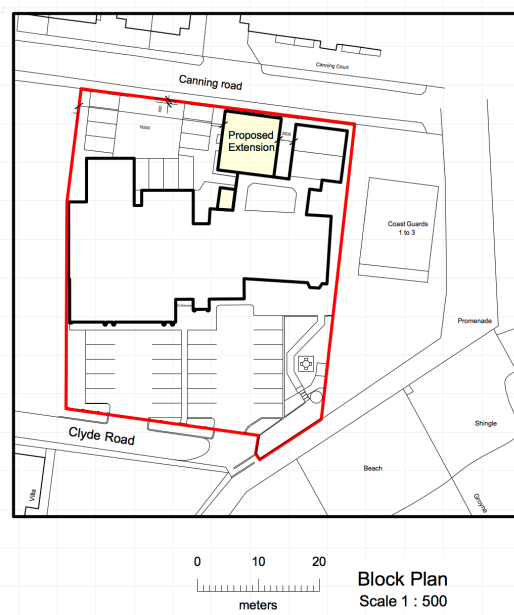


Figure 3 Proposed Site Plan

- 1.07 Vehicular and pedestrian access to the development would be from the existing access on Canning Road.
- 1.08 According to the Environment Agency's flood mapping the area of proposed development lies just within the low risk Flood Zone 1. See map below.

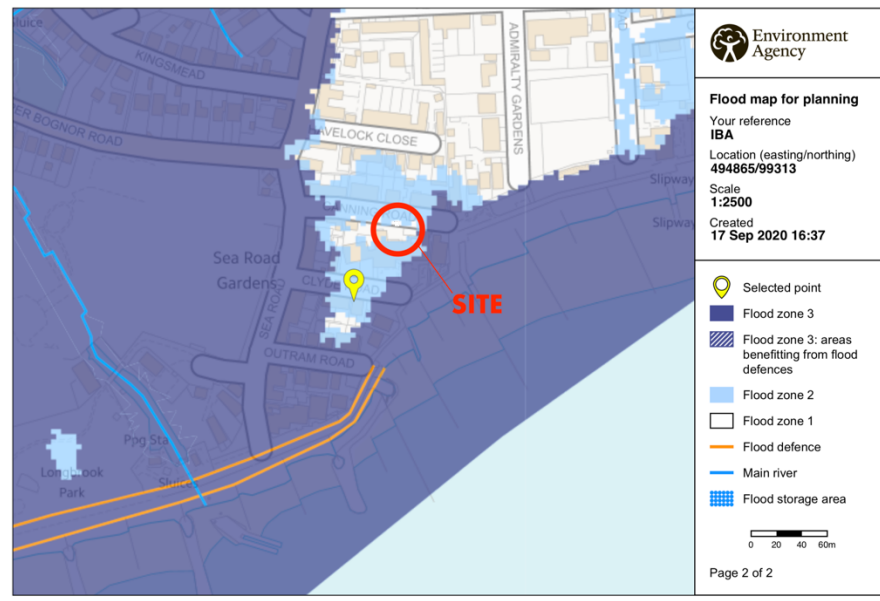


Figure 4 Environment Agency Flood Risk Map

2.00 SOURCES OF INFORMATION

- 2.01 Environment Agency

3.00 CONCLUSION

- 3.01 Due to the low risk of flooding, it would not be expected that the proposed new hotel accommodation would be at risk if flooding from the sea
- 3.02 The following proposal falls under the EA's Flood Risk Standing Advice: AB/82/11
- 3.03 The EA did not object to the previous applications FP/65/11 & FP/231/20/PL