

FLOOD RISK ASSESSMENT (page 1 of 2)

THE PAGHAM BEACH CLUB 2 WEST FRONT ROAD, PAGHAM. PO21 4SY

1 - Development site and location

The Pagham Beach Club - 2 West Front Road, Pagham. PO21 4SY

The site comprises the Pagham Beach Club and a bungalow for the residential use of the Club manager.

The site is located within flood zone 2 and 3. Part of the site is flood zone 3 but the bungalow is in flood zone 2.

2 - Development proposals

The proposal is to change the use of the bungalow from existing staff accommodation to a separate unit of residential accommodation.

The vulnerability classification is more vulnerable.

As residential accommodation the estimated lifetime of the existing bungalow is considered to be 100 years.

3 - Sequential test

Paragraph 033:

The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

4 - Climate Change / sea level rise

Sea level allowance for cumulative rise 2000 to 2125 of 1.2metres.

5 - Site specific flood risk

The main source of potential flood risk is tidal/sea.

As the bungalow is in flood zone 2 it has a medium probability of flooding.

From planning application P/8/04/ - Provision of staff accommodation by removal and conversion of part of existing premises, condition 5:

Ground floor levels of the approved development shall be no less than 4.2m above Ordnance Datum Newlyn.

Reason: To protect the development from flooding in accordance with policy ERA3 of the West Sussex Structure Plan Deposit Draft and GEN10 of the Arun District Local Plan.

6. Surface water management *

Surface water management would have been dealt with during construction of the bungalow to building control requirements.

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7. Occupants and users of the development

The bungalow is currently unoccupied due to the current owners/managers having their own property.

The bungalow is already in residential use and the intensity and nature of usage would remain the same under the proposed development

8. Exception test

As the sequential test is not required and bungalow is an existing residential property currently restricted to occupation by the Club management it is considered that the proposed changes will have no relevance under the exception test.

Lee Hackett
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