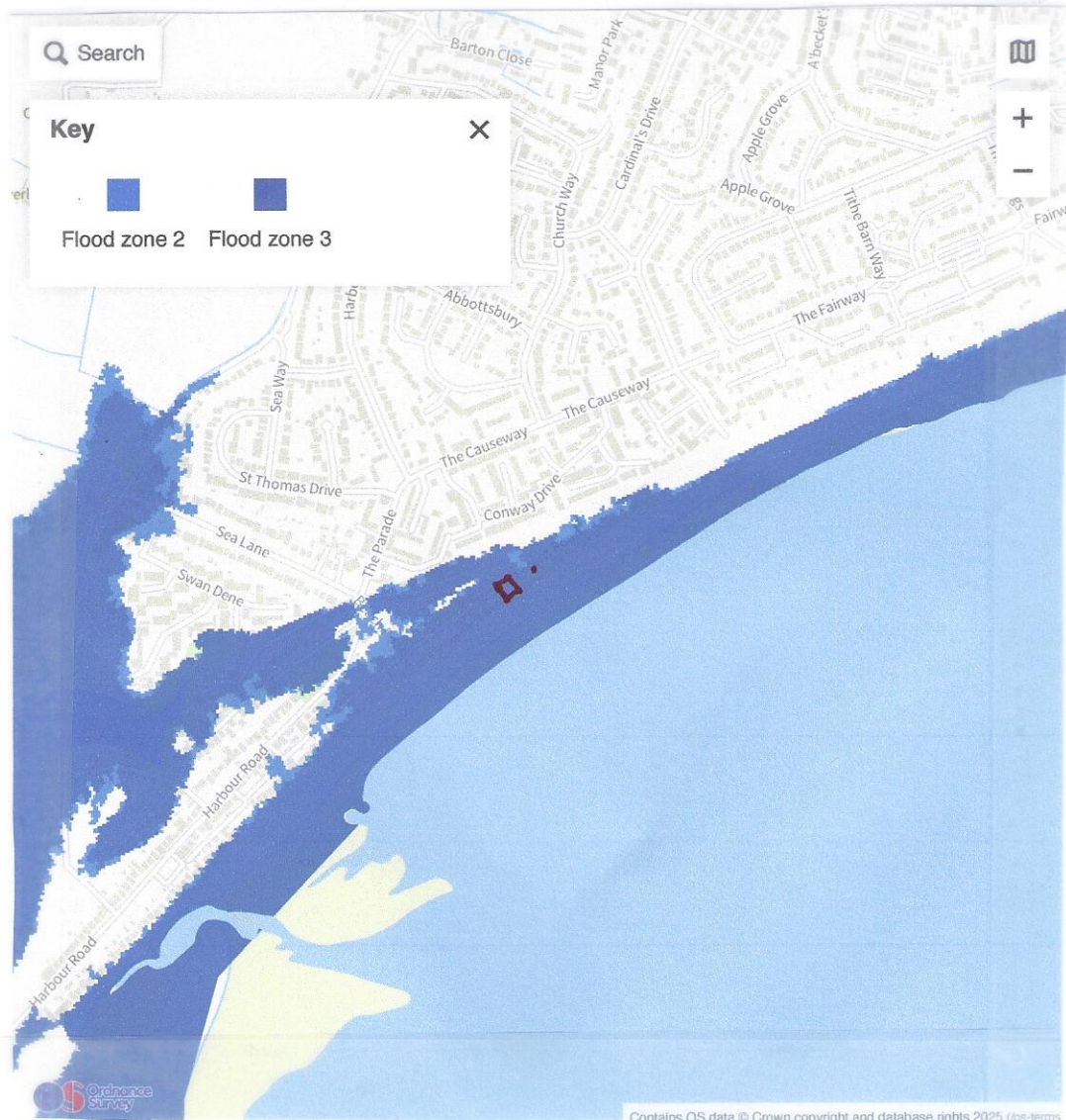


Flood Risk Assessment for 36, East Front Road, Pagham. PO21 4SU

Site Flooding Context:-

The main residence and proposed detached garage and detached outbuilding are located in Zone 3 of the EA Flood Map



Part of the site could be vulnerable to flooding with the new detached outbuilding surface water drainage dealt with by soakaways.

The probability of the site flooding is 1 in every 100 years although with climate change this is likely to increase.

Mitigation:-

An investigation of the online Planning Flood Risk is confirmed as 'Low Risk' as detailed below:-

Flood risk summary

Your selected location: 36, East Front Road, Bognor Regis, PO21 4SU

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **rivers and the sea**.

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

Proposed Flood Protection:-

Limited possible changes to flood protection are available so therefore a proportionate nature and scope has be considered.

No external hard surfacing will be carried out under the proposal.

As the application is for a detached garage and detached outbuilding it is deemed impractical to raise the new FFL and thus flood proofing of the additions are deemed to be the most practical solution.

Although these measures will produce some resistance to the entrance of flood water consideration has also been given to the type of materials used in relation to the absorbent nature of the material and its ease of replacement and drying out should flooding occur.

The effectiveness of the flood proofing is very reliant upon the quality of the installation and good building practice.

Floor:-

Provide 100mm solid concrete floor. Provide 250mu polythene barrier with fully taped joints between oversite fill and oversite slab with polythene lapped over internal skin of cavity wall below d.p.c.

Provide cement/flooring grit screed with added waterproofer on 3 coats of liquid d.p.m. solution.

External Walls:-

Provide polythene cavity tray with fully taped joints between both trays and polythene barrier below slab.

Provide protection to external skin of cavity wall with 500mm band of cement/washed sand render with added waterproofer.

Provide low absorbing insulation cavity wall batts within the 500mm band.

Provide stainless steel cavity wall ties.

Provide waterproofing sealant to internal face of internal blockwork to 500mm high band with cement/sand render with added waterproofer and set coat.

Door Floodboards:-

Increased flood protection is by 600mm high plastic OR aluminium floodboards in watertight channels are fixed to door frames in event of possible flood warning.

General:-

Skirting boards to be fixed to internal walls with adhesive.

Evacuation Plan:-

A personal evacuation plan and strategy is to be put in place through the filling out the relevant Environment Agency 'Personal Flood Plan' form and forming a strategy including:-

Move furniture and electrical items to safety.

Put flood boards, polythene and sandbags in place.

Make a list now of what you can move away from the risk.

Turn off electricity, water and gas supplies.

Roll up carpets and rugs.

Unless you have time to remove them hang curtains over rods.

Move sentimental items to safety.

Put important documents in polythene bags and move to safety.

Move car to a safe location.

Inform family and friends of any evacuation plan.