

FLOOD RISK STATEMENT

Proposal:

Erection of single storey non-habitable outbuilding and installation of new fence and Gate.
Erection of extension and Alterations to fenestration of existing dwelling. provision of ramp/steps.at

Site:

15 West Front Road Pagham PO21 4SY.

This Statement has been prepared to support a Planning Application for the above proposed development. This site is situated within an area classed by the Environment Agency as Flood Zones 2 and 3 as shown below. . These are areas at high risk of fluvial flooding.

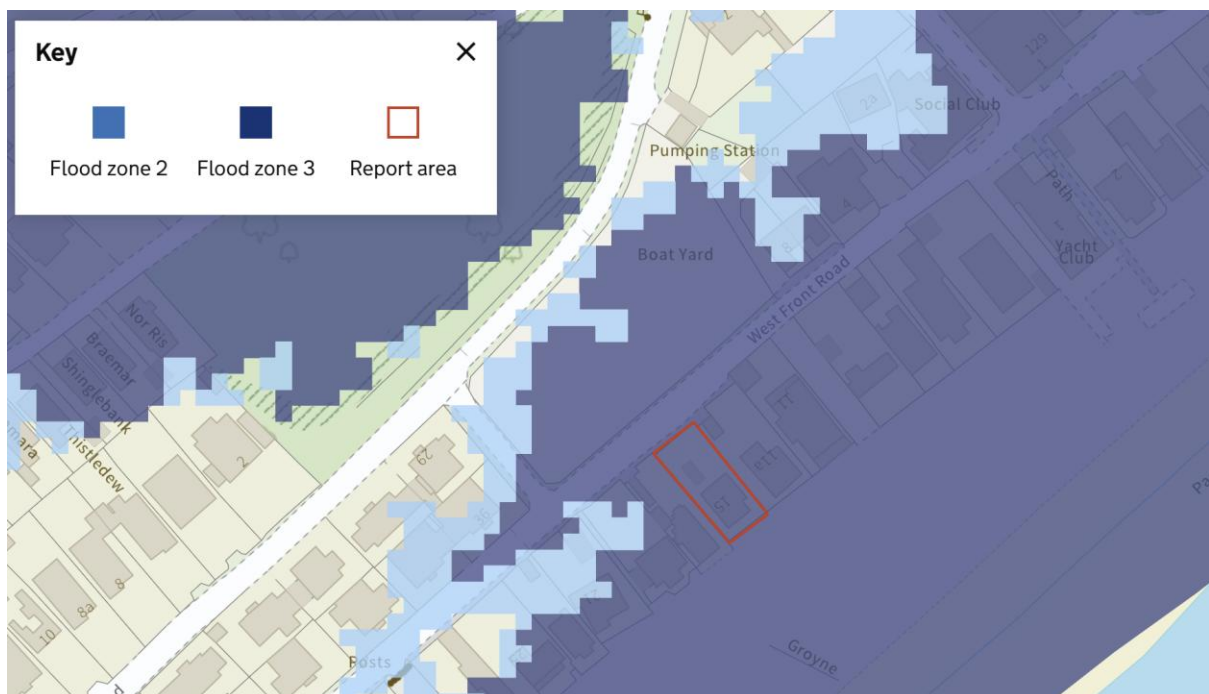


Figure 1 - Flood Zones 2 and 3 (c/o Flood Map for Planning)

The proposed outbuilding is to be used as a Sun, Games & Hobby rooms together with an external Garden store all of which are in the 'less vulnerable' category 3b. It is likely that the Council would impose a condition to require that it remain non-habitable, and the Applicant considers this appropriate.

The proposed corner extension is very modest and would be erected within an area covered with hard surfacing. The finished floor levels would match that of the existing dwelling.

The proposal would incorporate drainage systems appropriate for this location to ensure that surface water is appropriately managed.

As such, the proposal would not increase flood risk within this area and would not contribute to vulnerable development in a flood zone.