

## FLOOD RISK ASSESSMENT

### PROPOSED NEW PROPERTY ADJACENT TO 14 CHURCHILL WALK, PAGHAM PO21 4TR

#### OUTLINE OF PROPOSAL

The proposed new property is to be located on land adjacent to 14 Churchill Walk, Pagham which is the end of an existing terrace of two storey houses. The existing terrace ground floor level is 5.085m above ordnance datum level (AOD) as determined by a topographical survey of the site.

#### SITE LOCATION AND LEVEL

It is recognised that the site is in Flood Zone 2 with annual probability of flooding between 1 in 200 and 1 in 1000, therefore, after consultation with Arun District Council and the Environment Agency, it is proposed to set the new property at a ground floor level of 5.310, namely 225mm above the existing adjacent terrace house floor levels and above the modelled tidal surge level for the area of 5m above AOD. Access is readily available from local roads and footpaths with the ground floor set at that level.

#### OCCUPANCY

The development is small and the proposed property is designed with two bedrooms at first floor level with lounge and dining kitchen at ground floor level. The proposed ground floor level is above the level of adjacent properties being 5.310 above AOD and is at the level recommended by the Environment Agency. There will therefore be no threat to occupants at vulnerable times as bedrooms are not proposed at ground floor level.

#### SURFACE WATER DRAINAGE

The footprint of the proposed development is small and will not increase flood risk elsewhere. The existing garage is proposed to be demolished and replaced with car parking on a permeable surface namely gravel. Footpaths around the property will be block paved on a sand bed which is thereby permeable. The terrace area will be decking over gravel which, again, is permeable. The existing built footprint is therefore only marginally increased.

Surface water drainage will be provided to rainwater butts with overflow to individual soakaways therefore there is no added risk of increasing flooding from the development.

#### ESCAPE ROUTE

Access paths around the new property are proposed to provide a level access to the front door with ramps to aid wheelchair visitor access from adjacent footpaths. Safe access from the property will be possible as only a limited distance of travel is required over The Causeway to Harbour View Road where levels are above 5m AOD. The escape route from the property is safe as the maximum depth of water, assuming a tidal surge level of 5m above AOD, would be 340mm with a level of 5m above AOD being accessed within a travel distance of less than 40m.

#### SUMMARY

In summary, with the proposed ground floor level being set at the level recommended by the Environment Agency and the development being small with negligible increase in flooding risk to the locale, we would trust that the development could be recommended for approval.