

FLOOD RISK ASSESSMENT

Proposed Managers Live-Work accommodation unit. Part change of use of existing Amusement Arcade, Beach Road, Pagham PO21 4SX

1. Background

1.1 This report has been produced on behalf of Mr D. Griggs in support of a planning application for a partial change of use of existing amusement arcade to provide managers live-work accommodation at the Pagham Arcade, Beach Road, Pagham.

1.2 The report concerns flood risk and has been prepared generally in accordance with the recommendations of Planning Policy Statement 25 - Development and Flood Risk (PPS 25).

1.3 The drawing supporting this report are drawing numbers PL01, PL02, PL03, PL04.

2. Proposed Development

2.1 The development comprises the change of use and conversion of part of the existing amusement arcade which is owned and managed by the applicant. The general layout is indicated on the supporting drawing. The applicant currently resides in number 129 East Front Road which is a small 2 bedroom single storey dwelling attached and with direct access to the amusement arcade.

The applicant currently rents this property from family relatives.

The relatives of the applicant sought and gained approval for a one for one replacement dwelling under approval P/37/08, which is now due for construction and the applicant has been given notice to vacate the dwelling.

The applicant subsequently requires alternative accommodation whilst retaining the current live-work relationship.

2.2 Floor levels for the new dwelling are proposed to be set in relationship to surrounding ground levels at around 4.0m AOD which is slightly above current levels and the adjacent bungalow to the east.

3. The Site

3.1 The site adjacent to No. 129 East Front Road, which comprises the current residential dwelling with the area of covered workshop and hardstanding to the northeast of the amusement arcade.

The site is located on the corner of both Beach Road and East Front Road.

3.2 The site in a residential area and this re-development is consistent with the general improvement that are being carried out at Pagham Beach.

3.3 The site is close to the foreshore with mean high water lying some 100 metres to the south-east.

4. Topography

4.1 Ground levels in the area fall generally towards East Front Road, which is at a level of around 2.7m AOD at the site level. Levels on the site itself vary from 3.40 to 3.73m AOD.

4.2 The site is below the 1 in 200 year off-shore sea level of 5.5m currently predicted by the Environment Agency for the year 2115, but is protected by a shingle bank maintained by Arun District Council - see paragraph 5.3 below.

4.3 Due to low levels in East Front Road, access to higher ground through the rear of the proposed managers accommodation to the North will be arranged with the applicants family members for use in an emergency.

5. Flooding History

5.1 The site shown to lie in Flood Zone 2/3 on the Environment Agency's flood map.

5.2 There are no known recorded flooding incidents at the site.

5.3 Coast Protection Works in the area are administrated by Arun District Council who have permissive powers to carry out works to prevent erosion and inundation by the sea.

Arun District Council currently have a 'hold the line' approach and will thus carry out works here that have a positive cost/benefit ratio with the aid of government grant and will maintain the existing defences.

5.4 Major erosion of the shingles foreshore is therefore not excepted and overtopping rates would not be significant.

6. Foul and Surface Water Drainage

6.1 The new building will be drained to the public foul water sewer in East Front Road where the existing dwelling at 129 East Front Road already drains to this sewer via a private lateral.

6.2.1 Surface water from the existing buildings drains to soakaways which operate well in the prevailing ground conditions.

6.2.2 The new development will drain to a soakaway installed in the small courtyard garden area, designed to the Building Regulations Approved Document H.

7. Conclusions and Recommendations

7.1 The site to lie within Flood Zone 2/3 on the Environment Agency's Flood Map and a Flood Risk Assessment has been carried out in accordance with PPS 25.

7.2 The Flood Risk Assessment has shown that the site is at a level of 3.73m AOD (max).

The proposed new dwelling will have a floor level of 4.0m AOD and whilst this is below the currently predicated 1 in 200 year off-shore sea level, the development to provide managers accommodation will represent an improvement to the flood protection for the site and the applicant who currently resides at 129 East Front Road (attached to the amusement arcade).

7.3 Access to the building along Beach Road is available as existing for use by emergency vehicles.

7.4 New surface water drainage will be taken to soakaways designed to the Buildings Regulations and foul drainage to the public sewer in East Front Road.