

Flood Risk Assessment

64 Harbour Road, Pagham, Bognor Regis West Sussex PO21 4TD

Revision date: 08 July 2014

1.0 CONTEXT

- 1.1 This assessment has been produced on behalf of the applicant Mr. Tim Warner for the planning application for the re-development of No.64 Harbour Road, Pagham. It assesses flood risk and has been prepared generally in accordance with the recommendations of Planning Policy Statement 25 – Development and Flood Risk (PPS 25).
- 1.2 The application site is located in the Pagham on the south side of the southernmost road called Harbour Road. The existing dwelling fronts onto the northern side of Harbour Road and is in lined on both sides with mainly dwellings with reasonable land spaces at the rear. The rear garden is mainly level but slopes gently toward the rear boundary.
- 1.3 The flood risk is that the tidal surge may breach the shingle defence on the southern side of Harbour Road. The existing ground levels in the surrounding area are also flat allowing for any water breaching the sea defence to have a large run off area.
- 1.4 It appears that similar development sites adjacent to the proposed site have been advised and allowed for the risk of flood by tidal surge by raising the ground level above the existing ground level.

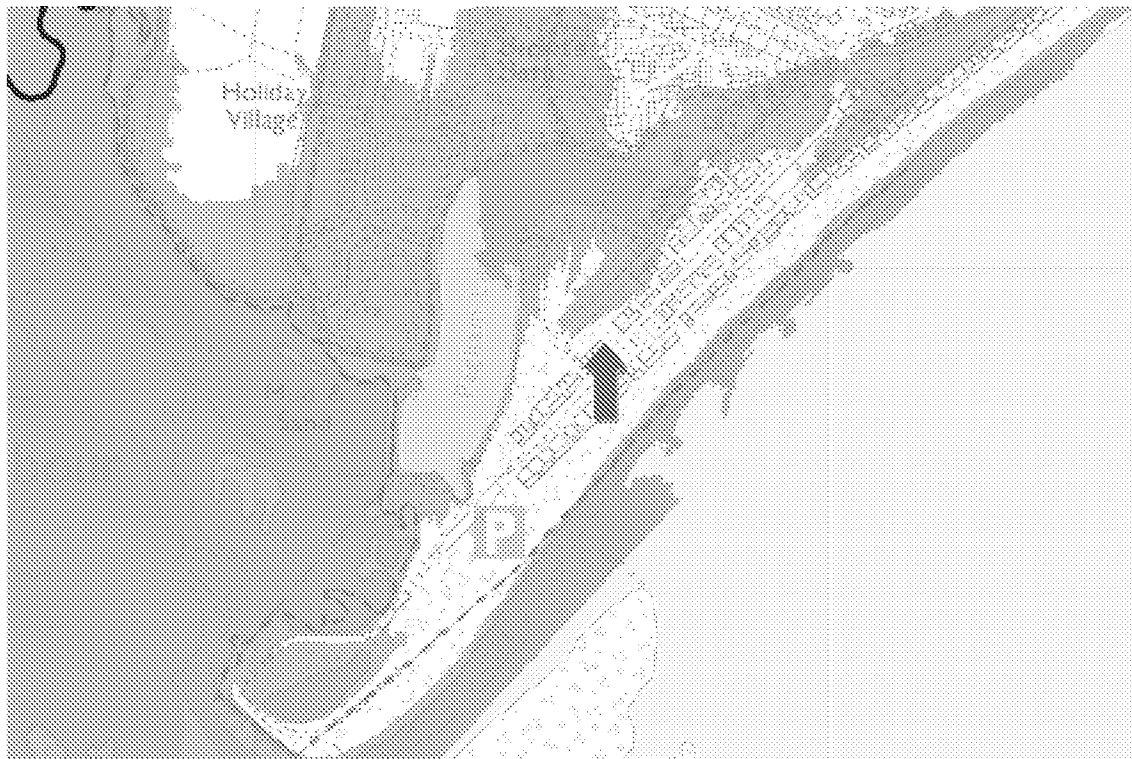
2.0 FLOOD HISTORY

- 2.1 The site falls within an area which may be at risk of flooding. Please refer to the Environment Agency 'flood map' attached. The site shown to lie in current Flood Zone 1 on the map.
- 2.2 There have been no known recorded flooding incidents at the site. Coast Protection Works in the area are administered by Arun District Council who has permissive power to carry out works to prevent erosion and inundation by the sea. Arun District Council have a 'hold in line' approach and hence will carry our works that have a positive cost/ benefit ratio with the aid of government grant and will maintain the existing defence. Significant erosion of the shingle foreshore is not expected and overtopping rates would not be substantial.

3.0 PROPOSALS

- 3.1 This planning application seeks to replace a new build dwelling where its footprint would not be significantly larger to what was the existing footprint of the dwelling.
- 3.2 The proposed finished ground floor level of the new build dwelling would be set 600 mm above existing ground level or to be no lower than 5.3 metres above Ordnance Datum (as recommended for other recent development near the application site such as No. 74 and No. 80). This is to reduce the risk of flooding to the proposed development and future occupants.
- 3.3 The proposed ground floor level of the dwelling is above the road level, which effectively protects the site from inundation. Ground floor construction to be beam and block construction.
- 3.4 New surface water drainage will be taken to soakaways and foul drainage to the public sewer in Harbour Road. All works are to be designed and carried out in accordance with current Building Regulations guidelines.
- 3.5 Flood proofing of the proposed development in accordance with good practice in flood risks areas has been considered by the applicant/ agent and incorporated where appropriate. If required, details of any flood proofing / resilience and resistance techniques will be included.
- 3.6 No electrical services to be located in ground floor construction. Service mains into the building to be located at high level in the utility room or designated area. Construction detailing to be in accordance with the document: Preparing for Floods Guidance issued by the ODPM. Specification for construction to reflect the risk of flooding.

Environment Agency Flood Map¹



-  Flooding from rivers or sea without defenses
-  Extent of extreme flood
-  Flood defenses
-  Areas benefiting from flood defenses
-  Main rivers

¹ Flood Map Crown copyright. All rights reserved. Environment Agency, 100026380, 2014. Retrieved 04 July 2014 from website http://maps.environmentagency.gov.uk/wiyby/wiybyController?value=po21+4td&submit.x=0&submit.y=0&lang=_e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off#x=488560&y=96793&lg=1,&scale=11