

FLOOD RISK ASSESSMENT

November 2023

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Introduction

This is a flood risk assessment to accompany a Household Planning Application relating to single storey front extensions, internal and external alterations to the garage and to the rear of Shore House, located on the North side of West Strand in West Wittering, Chichester.

The site. Flood Hazard & Flood Probability

From the Environment Agency map, it appears that the development site lies in flood zone 2 and 3 (medium and high flood risk probabilities).

The flood risk likely sources are: surface water (shown as low risk)/ watercourse & drainage ditches / field at the rear of the site (North side)

The Existing Building

The main house is a two storey dwelling with attached garage, and sits on a site that slopes down towards the rear (North side), where the flood risk relates according to the attached Environment Agency's flood map. The difference in levels between the external ground and the existing internal ground floors is therefore substantial, limiting the flood risk.

The Proposed Development and the Arrangement of the Accommodation

- The proposals include the replacement of the veranda at the front (South side) with an extension to be built on the same footprint. Overall the additional floor space is very minimal.
- The proposed internal finished floors will remain at the existing ground floor level. The floor risk will not be increased by the proposals.
- The proposals will not have any adverse effect on the surface water run-off. Surface water drainage will remain as existing.

Occupancy

There will be no change to the number of occupants using the site.

Tests

The proposal is Minor development; tests (i.e. sequential) are not required for this site. There will not be any adverse effect on the natural surroundings.

Climate Change

There will be no adverse effect on the watercourse, floodplain etc.

Flood Risk Management Measures

The existing site will not be affected by the proposals. There will be no change with regard to floor risk.

Off Site Impacts

The proposals involve no change to the existing use of the site, i.e. the existing dwelling will remain, so the proposals will not increase the flood risk to the area surrounding the site.

Residual Risks

With the proposals, existing services and structures, in the event of a flood, will remain unaffected.