AMENDMENT

ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/ 1196/18
DATE VALID 11 SEP 2018

Planning, Building Regulations, Structure, Party Wall Matters, Building Defect Surveys, Contract Management

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FLOOD RISK ASSESSMENT

48 Old Shoreham Road, Lancing BN15 0QZ- *Demolition of existing single-storey garage (14m²) new single-storey annex (35m²) physically connected to the main dwelling.*

Lancing is an area which is exposed to flooding from a range of sources including pluvial, overtopping of watercourses (including the River Adur), sewers, and groundwater. In addition, there are tidal influences within the catchment which affect discharge from the Lancing Brooks and discharge of regional groundwater to the sea. Due to the relatively flat gradient within the system and the influence of groundwater on flooding, Lancing is particularly vulnerable to flooding during winter months. Flooding is generally confined to highways and gardens, and there are few properties which flood internally. Nevertheless, given the complexities of flooding mechanisms in Lancing this SWMP has been undertaken to understand the causes of flooding and identify any capital improvements or ongoing maintenance needed to reduce the impacts of flooding to people and infrastructure.

The area to the south of the A27 is affected by surface water ponding along roads and streets. The significant areas include, immediately south of the Old Shoreham Road in North Lancing.

There is a 300mm pipe which flows through the garden of No. 4 Old Shoreham Road (where it becomes open for a short section) and then discharges to the ditch known locally as the 'doctors ditch' to the rear of number 9 Manor Way. Historically there has been flooding from the 300mm pipe, caused by a blockage. This was cleared by WSCC following the winter 2013/14 flooding.

Furthermore, following flooding on the A27 in 2012 the Highways Agency have undertaken significant remediation work, which was completed in 2013. This has included pipe remediation, patch lining, lateral grinding and root cutting, to improve conveyance capacity of the system.

Despite there having been 4 floods in the past 6 years, there have been no properties flood damaged along Old Shoreham Road as much of the flooding is limited to the road itself and some gardens.

In Lancing few properties are currently affected by internal flooding, and therefore the proposed mitigation measures are reflective of this. It is critical to understand that even with all of these measures in place Lancing will still be at risk of flooding during more extreme weather events. This is because drainage systems (both natural and manmade) and any other flood risk infrastructure will be completely overwhelmed during extreme weather events.

Due to the restraint on the height of the proposed development along the boundary, the proposed flood reliance measure will be fenestration to be sealed at a low level using hinged flood barriers that can be quickly swung or slotted in place in the event of a flood warning.

Furthermore, the design will incorporate a suspended timber floor at a minimum of 300mm from the natural ground level to allow flood water to pass underneath the annex. The walls will be tanked and non-permeable materials used to a minimum of 500mm from the ffl to prevent water passing through the walls. Internal materials will also be designed so as to avoid flood damage, with the use of tiles on walls and floors. All electrical sockets will be at a raised level.

Rainwater is to be drained as per the existing building, to the previously referenced ditch to the rear of the property.