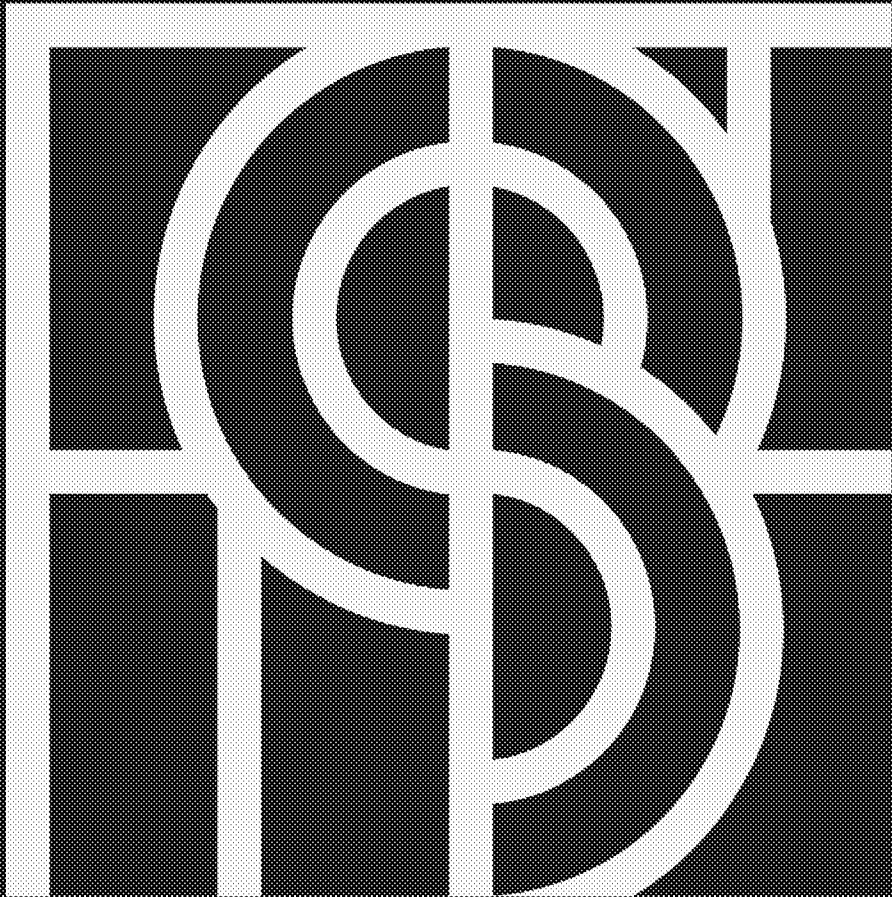


FLOOD RISK ASSESSMENT

Land West of Hangar Down House,
December 2024





1.0 DEVELOPMENT SITE AND LOCATION

This Flood Risk Assessment relates to proposals for the construction of a single residential dwelling on Land West of Hangar Down House, Tortington.

The proposal site is in Flood Zone 1, an area with a low probability of flooding. Hangar Down House is an existing residential property.

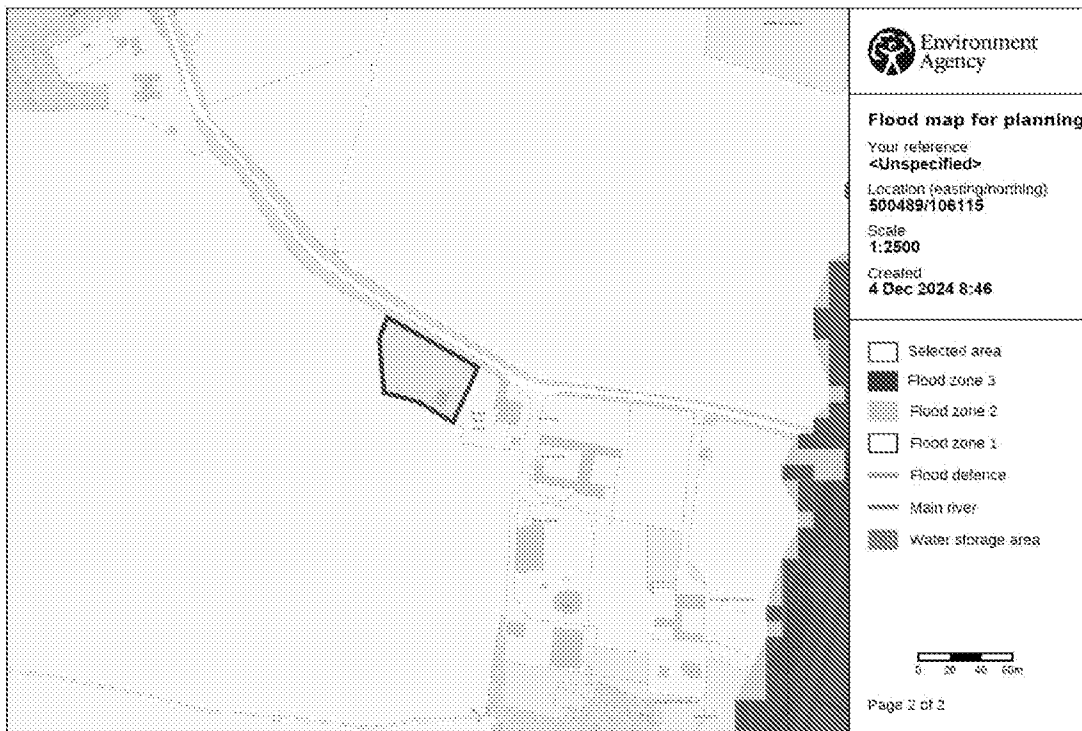


Figure 1 : Flood Map for Planning.

2.0 DEVELOPMENT PROPOSALS

The proposed works are for the construction of a single residential dwelling.

The proposals are sited in the residential curtilage of Hangar Down House and will therefore remain in the same use class.

The vulnerability classification of the proposed development is 'More vulnerable' according to the National Planning Policy Framework Annex 3: Flood Risk vulnerability classification.

The expected or estimated lifetime of the proposed development is likely to be at least 100 years.





3.0 SITE SPECIFIC FLOOD RISK

The site's flood risk from Surface Water is 'High'. The site's flood risk from Rivers and the Sea is 'Very Low'. The Surface Water flood risk is shown in the Figure below, overlaid with the site topographical survey.

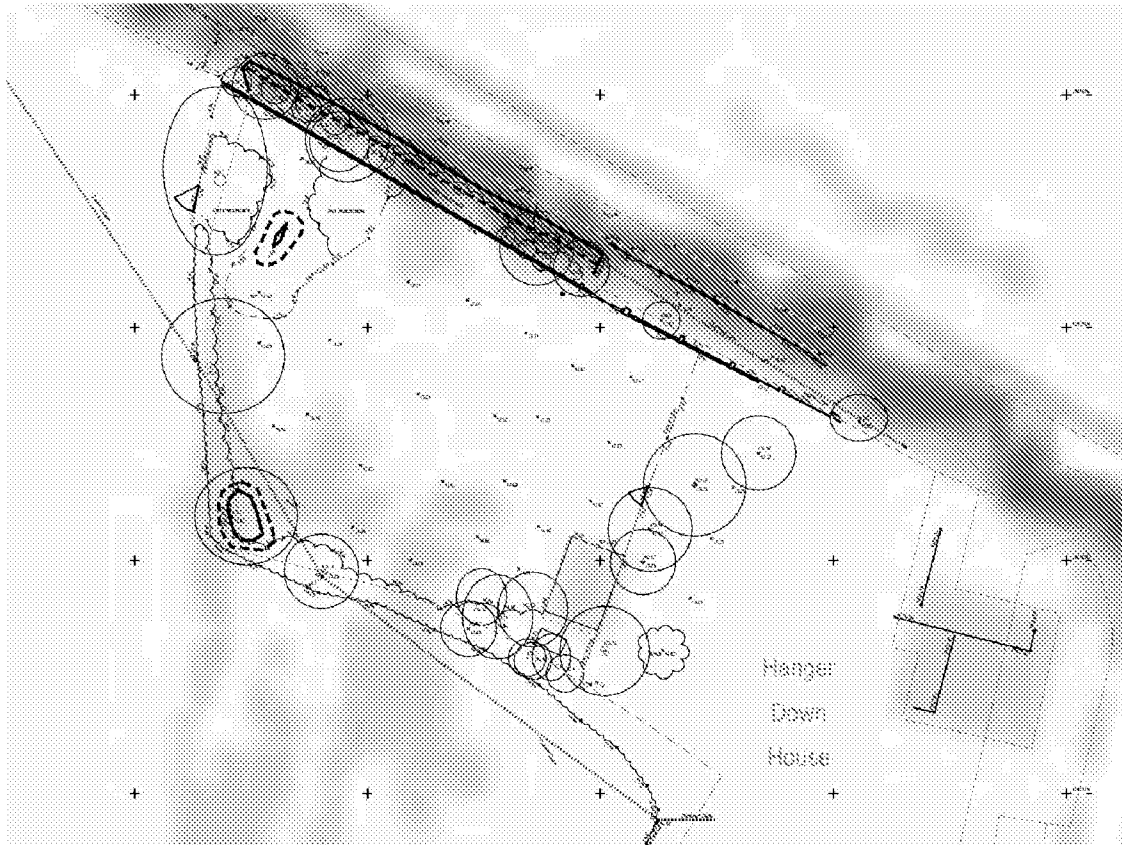


Figure 2: Flood Map for Planning overlaid with site topography survey.

The overlaid map shows correlation between the lower site levels on the South of the site, where the site levels reduce. This information has been used to inform the positioning and level of the proposed house. The proposed finished flood level will be 15.350.

4.0 MANAGING FLOOD RISK AND SURFACE WATER MANAGEMENT

The proposed house will be safe for its lifetime, without increasing flood risk elsewhere.

The vulnerability of the use class will remain as existing.

The development will be appropriately flood resistant and resilient such that, in the event of a flood, they could be brought back into use without significant refurbishment.

Surface water drainage off the roof of the proposed dwelling will be directed to a soakaway. The soakaway will be designed and installed in full compliance with Building Regulations. This provision will help to mitigate risk of surface water flooding.

Existing 'green infrastructure' of free draining soil and vegetated areas of the garden will be retained and enhanced to maintain existing opportunities to reduce flood risk on site.

