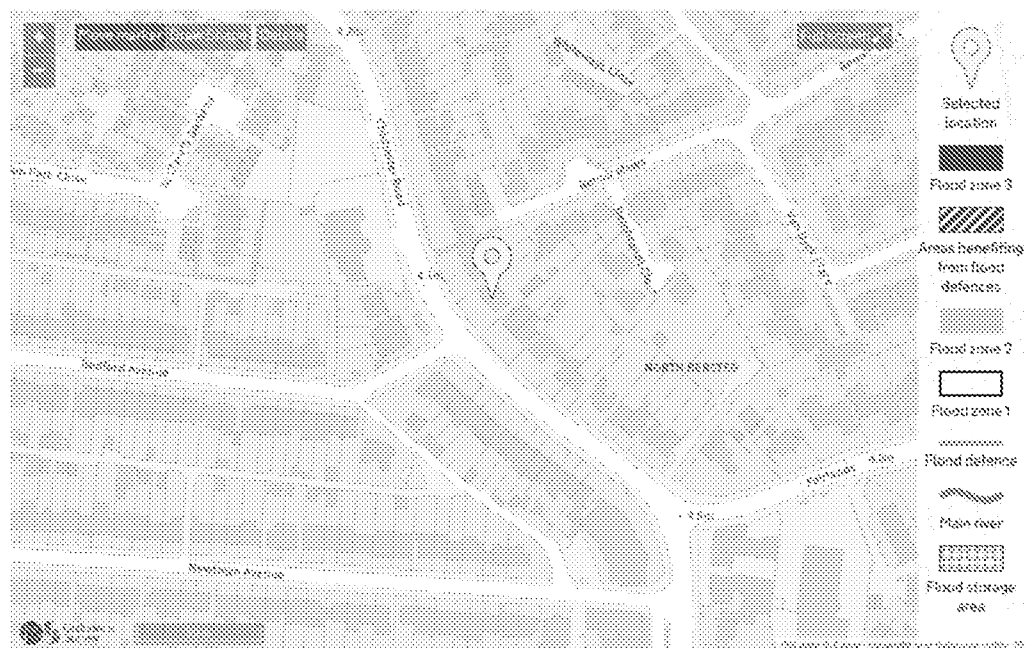


280 Chichester Road

Flood Risk Assessment & Surface Water Drainage

Flood Risk Assessment:

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Environmental Agency Flood Risk Assessment Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

Flood Zone	Definition
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map - all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3 (High Probability)	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding (Land shown in dark blue on the Flood Map)

280 Chichester Road does not fall within any flood risk zone. The finished ground floor level is proposed to match the existing floor level and therefore there will not increase the risk of flooding on the site or elsewhere.

Surface Water Drainage:

It is proposed that the rainwater from the proposal will be connected to a new soakaway, capable of coping with extreme weather events, which will gradually drain to groundwater.