

**CLIMPING CAMPSITE, CLIMPING BN17 5QU
FLOOD RISK ASSESSMENT IN CONNECTION WITH PLANNING
APPLICATION**

1. Introduction

- a) This statement accompanies a full planning application for change of use from campsite to 2 holiday lets
- b) The report assesses the flood risk to the site.

2. Flood risk

- a) According to the attached flood plain plan, the site is in Flood Zone-3.
- b) However, during the flooding following Storm Ciara in February 2020, only the very South Eastern edge of the site next to Ryebank Rife became flooded, and it quickly receded as the Rife did its job of draining the land.
- c) Had the Rife been properly maintained, the land would not have flooded in the first place as that is its purpose. In any case, it is only in the winter months as a result of storms that the Rife is called upon to prevent flooding.

3. Description of proposals in relation to flood risk

- a) The proposals are for Summer use holiday lets, with no significant risk to the buildings and activity.
- b) The concrete floor level in the main building is to be raised to 300mm above the site ground level.

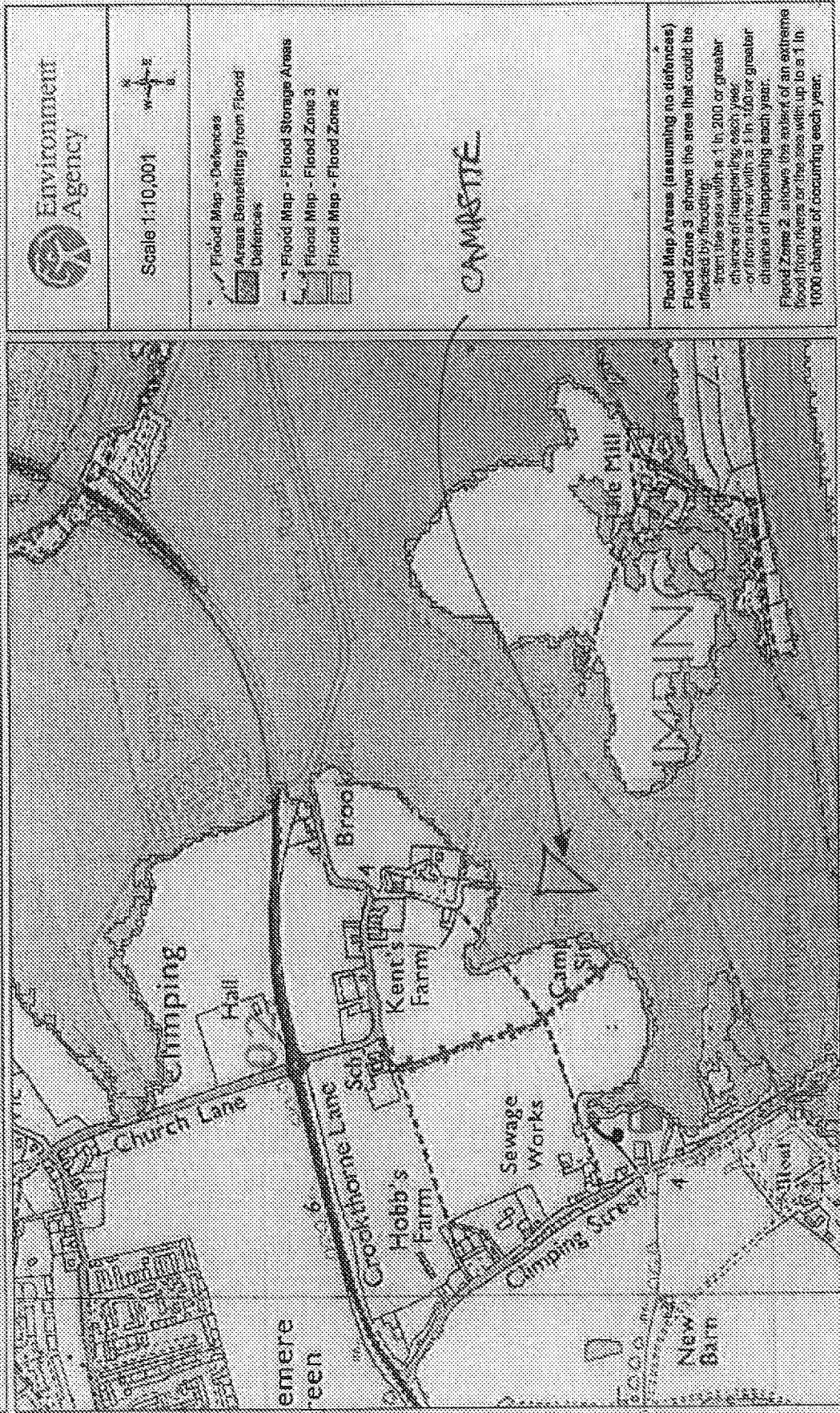
4. Conclusions

- a) Whilst it is clear that the property is vulnerable to flooding by virtue of its location it is not considered that the works we are applying for will make any difference to the flood risk of the property, and the raising of the concrete floor will greatly reduce any winter risk.

PHILIP WAGNER ARCHITECTS



Flood map centred on BN17 5QT - created on 02 Feb 2012



Scale 1:10,001

- Flood Map - Defences
- Areas Benefiting from Flood Defences
- Flood Map - Flood Storage Areas
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2

CAMASTLE

Flood Map Areas (assuming no defences)
 Flood Zone 3 shows the area that could be affected by flooding:
 - from the sea with a 1 in 200 or greater chance of happening each year
 - or from a river with a 1 in 100 or greater chance of happening each year.
 Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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