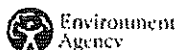


EAST SUSSEX DISTRICT COUNCIL			
EG	35	12	
received 3-7-12			

Flood Risk Assessment

1. This Flood Risk Assessment is submitted as part of a planning application (no. EG/35/12) that seeks retrospective planning permission for the retention of a horse-box hire business and associated buildings and structures at Longreach, which is located to the north of Eastergate Lane, near Eastergate, West Sussex.
2. The attached extract of the Environment Agency's Flood Map for the area confirms the application site lies outside any area that is known to be at risk from flooding, even during an extreme event. The site is therefore, within Flood Risk Zone 1, which is assessed as land having less than a 1:1000 annual probability of flooding (i.e. less than 0.1%).
3. While the 'red line' application site area extends to some 2.48 hectares, this includes a number of paddocks and the long entrance driveway leading north from Eastergate Lane. The retrospective planning application itself relates to only one new structure (an office porta-cabin and attached decking) and an extended area of porous hardstanding. While the application also relates to a mobile home, this has been on the site for many years and the workshop/storage building that is also included in the application, has been on the site for at least 4 years and replaced other buildings that were in approximately the same location.
4. The office and decking area has a combined floor space of 52.65 sq m and the extended area of porous hardstanding amounts to 120 sq m. The office roof and decking surface has no downpipes, but drains naturally onto the porous hardstanding below. The porous hardstanding comprises MOT Type 1 material covered with road chippings.

5. The office and decking structure has not given rise to any surface water drainage problems and the porous nature of the hardstanding (which acts as a soakaway) means that there has been no surface water run-off from the developed part of the site into the surrounding paddocks and therefore, this has not given rise to any greater risk of flooding elsewhere.
6. As regards foul drainage, no new facilities are proposed as part of this retrospective planning application. Existing foul drainage facilities (septic tanks) have been on the site for many years and have functioned satisfactorily.



Enter a postcode or place name:



Other topics for this area...

Risk of Flooding from Rivers and Sea

Map legend

PO20 3SJ at scale 1:10,000

Data search

Text only version

Click on the map to see what is the Risk of Flooding at a particular location.

☒ Flood Maps

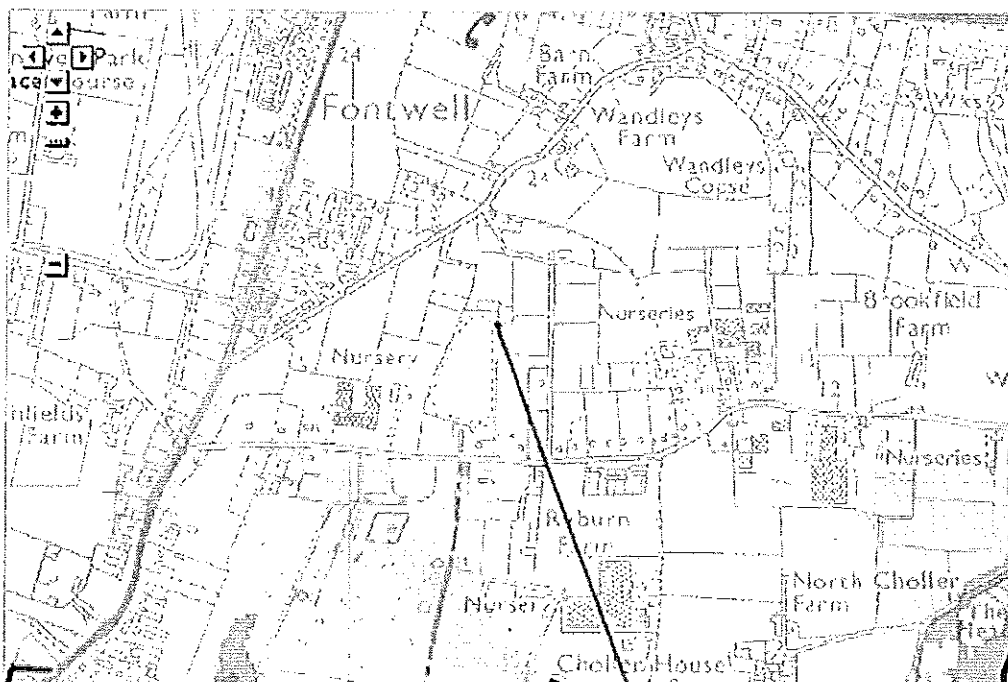
Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

Main rivers



THE APPLICATION SITE

