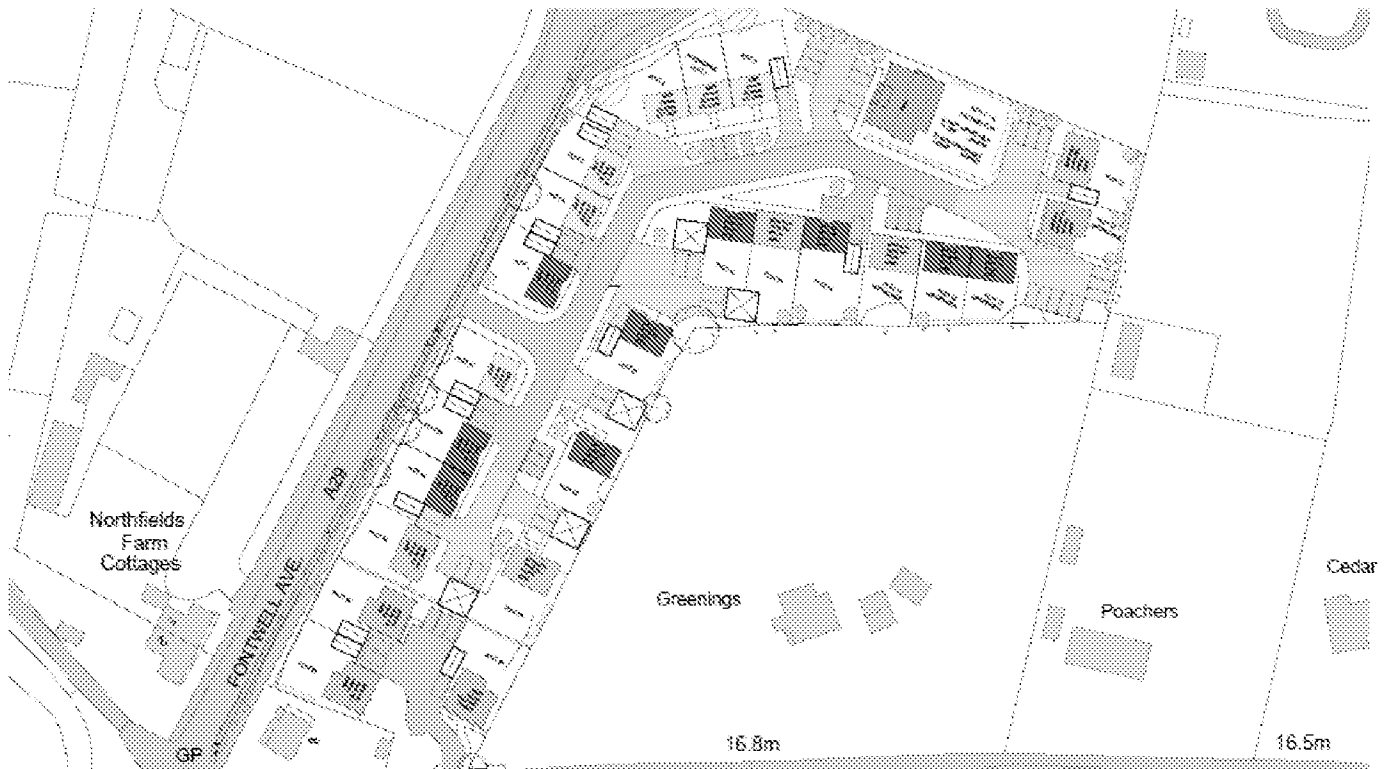




FLOOD RISK ASSESSMENT

Land north of Spode Cottage & west of Greenings & south of Fontwell Cottages, Eastergate Lane, West Sussex, PO20 3AA

Arun District Council Application Ref: EG/46/17/OUT

WS Planning & Architecture have been instructed by Hatch Homes to support a planning application for the erection of up to 30 dwellings and two vehicular access points on land north of Spode Cottage & west of Greenings & south of Fontwell Cottages, Eastergate Lane, West Sussex, PO20 3AA.

A validation requirement for this application is the submission of a Flood Risk Assessment, due to the size of the application site exceeding 1 hectare. Prior to submission, the Environment Agency's flood map was examined to determine whether or not the application site is at risk of flooding. As shown at **Figure 1**, the site does not lie within Flood Risk Zones 2 and 3.

According to the National Planning Policy Framework (NPPF), it states at Paragraph 100 that inappropriate development in areas at risk of flooding should be avoided. The NPPF goes on to say that, when determining applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding, where informed by a site-specific flood risk assessment such as this one.

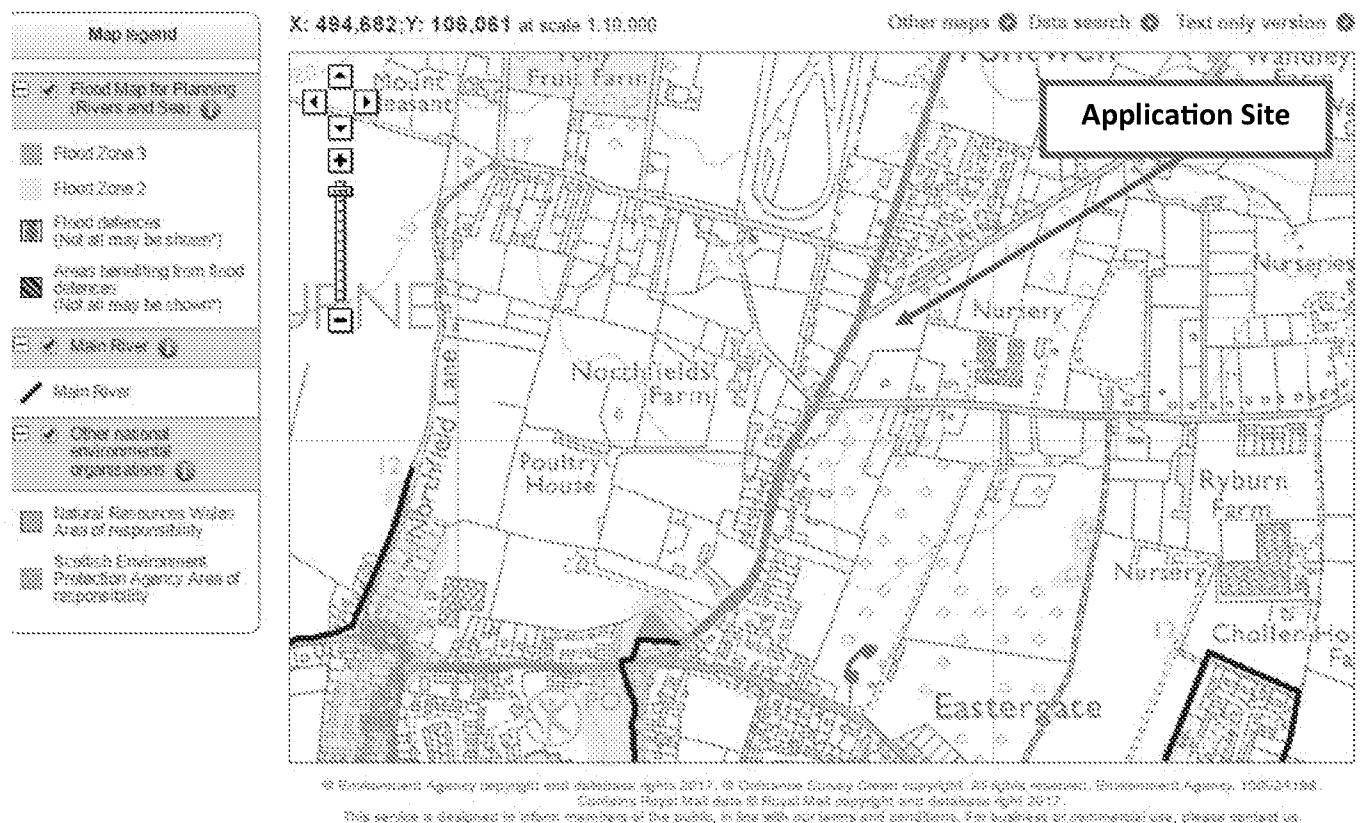


Figure 1: Environment Agency Flood Map

Because the site is not in a Flood Zone 2 or 3, the proposed development is acceptable from a flood risk standpoint.