



Environmental Assessment Services Limited

London Road Hickstead Haywards Heath West Sussex RH17 5LZ United Kingdom

Mr Paul Voller
Tars Farm House
Church Lane
Barnham
Bognor Regis PO22 0DB

Our ref: Voller/Rodway/Tars

Email only to: tars.farm@btinternet.com

27 November 2013

Dear Mr Voller

TARS FARM, CHURCH LANE, BARNHAM, BOGNOR REGIS PO22 0DB Flood Risk Statement

We, Environmental Assessment Services Ltd (EAS), have been appointed to prepare a Flood Risk Statement in relation to the proposed redevelopment of agricultural buildings at Tars Farm, Church Lane, Barnham, West Sussex for residential use to include a permanent residence, holiday accommodation, storage and stables.

The proposed development site lies within a large open field, which slopes from the northwest boundary (adjacent to the railway line) down to the Barnham Rife, which lies approximately 190 m to the southeast of the agricultural buildings. Sewers run in parallel with the Barnham Rife along the southeast boundary of the field. A drainage ditch extends south-southwest from the agricultural buildings before heading southeast and joining the Barnham Rife to the south (down stream) of the site. See attached Site Location Plan.

The Arun District Council Strategic Flood Risk Assessment (SFRA) shows the proposed development area to lie within Flood Zone 1, low probability of flooding from fluvial (and tidal) sources. See attached SFRA Map Extracts A1-F, C2-F, C1-F and F1-F. In accordance with Table 3 of the Technical Guidance to the National Planning Policy Framework, residential development (classified as more vulnerable) is appropriate within Flood Zone 1.

From assessment of the SFRA (maps G1 and L) we are aware that the site lies within an area of medium groundwater flooding risk and medium to high risk of flooding from land (see attached SFRA Map Extracts G1 and L). However, no records of historic flood events or records of historic incidents of flooding from sewers have been identified at the proposed development location from review of the SFRA (see attached SFRA Map Extracts H and S). We are aware of flooding from sewers affecting part of the field in which the barns are located, however, this area lies approximately 200 m southeast of the building and at a significantly lower level.



Registered in England No 2016354



The proposed development of the site, comprising the redevelopment and restoration of existing buildings is not considered likely to increase flood risk elsewhere where adequate surface water attenuation measures are adopted.

We trust the above information meets your requirements at this time. Please do not hesitate to contact this office should you have any query.

Yours sincerely



Lucy Monday
For Environmental Assessment Services Ltd

Enc. Site Location Plan
SFRA Map Extracts



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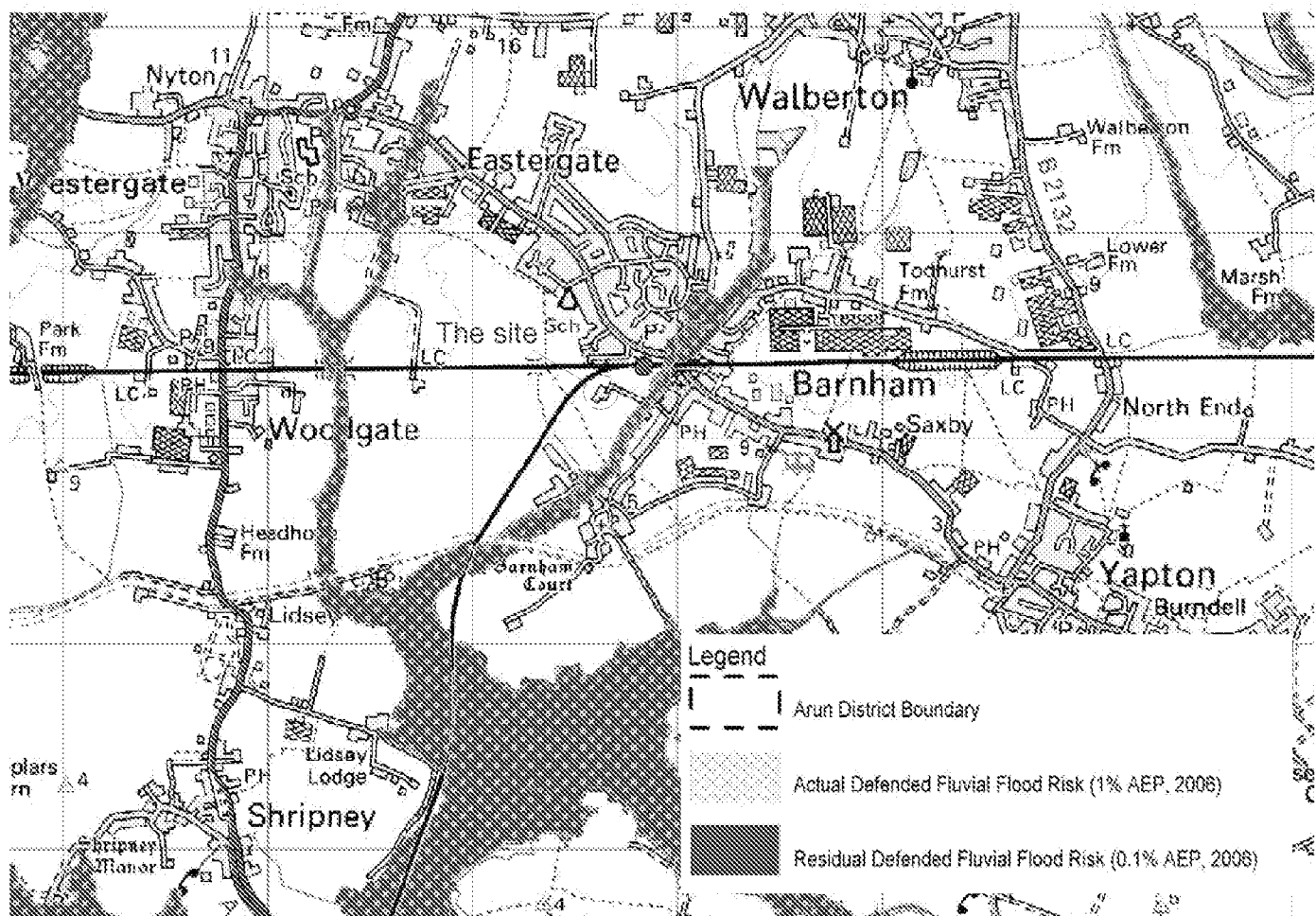
MR & MRS P VOLLER

Scale 1:25000

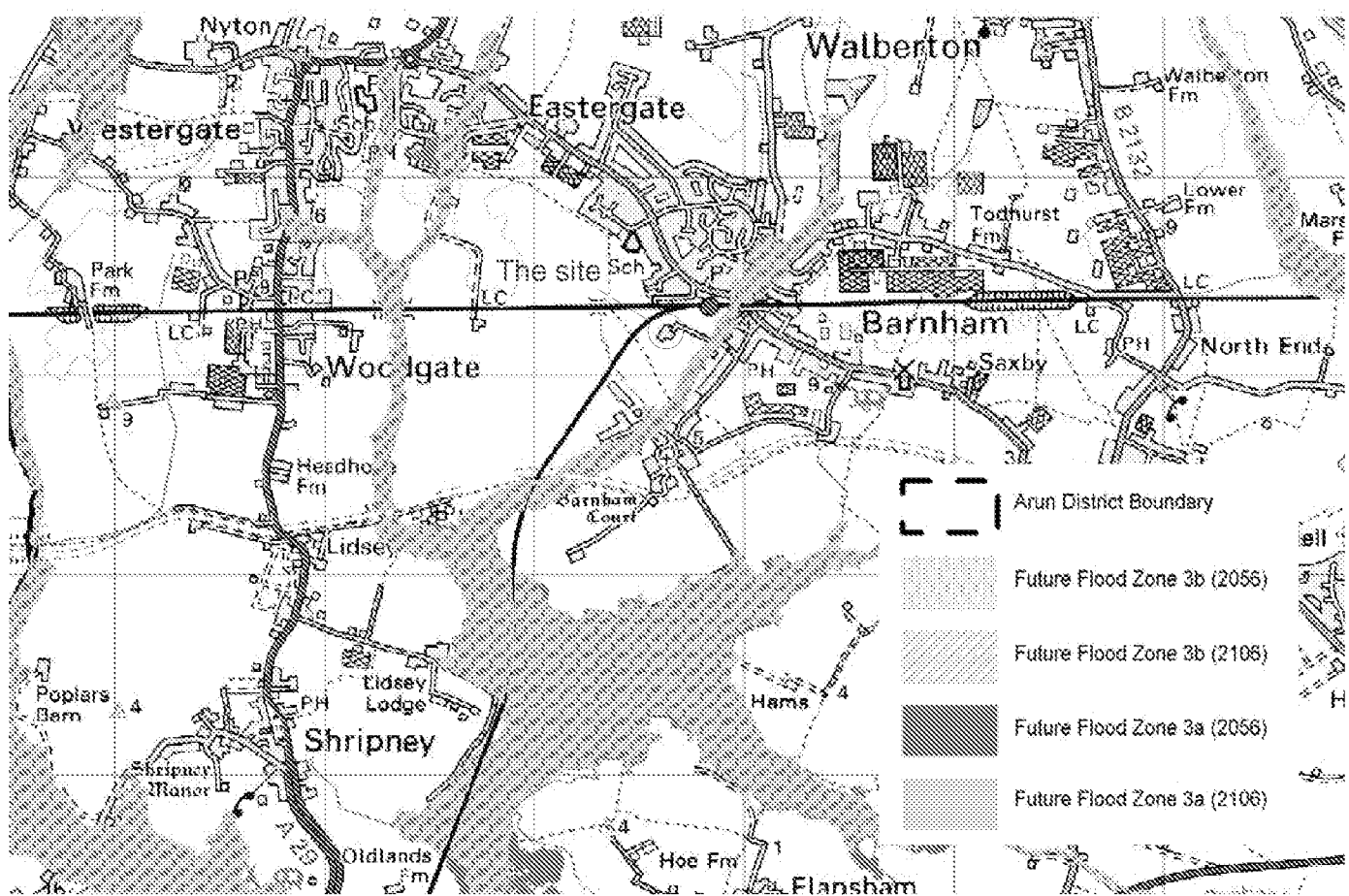
TARS FARM, CHURCH LANE, BARNHAM, WEST SUSSEX

Figure 1: Site Location

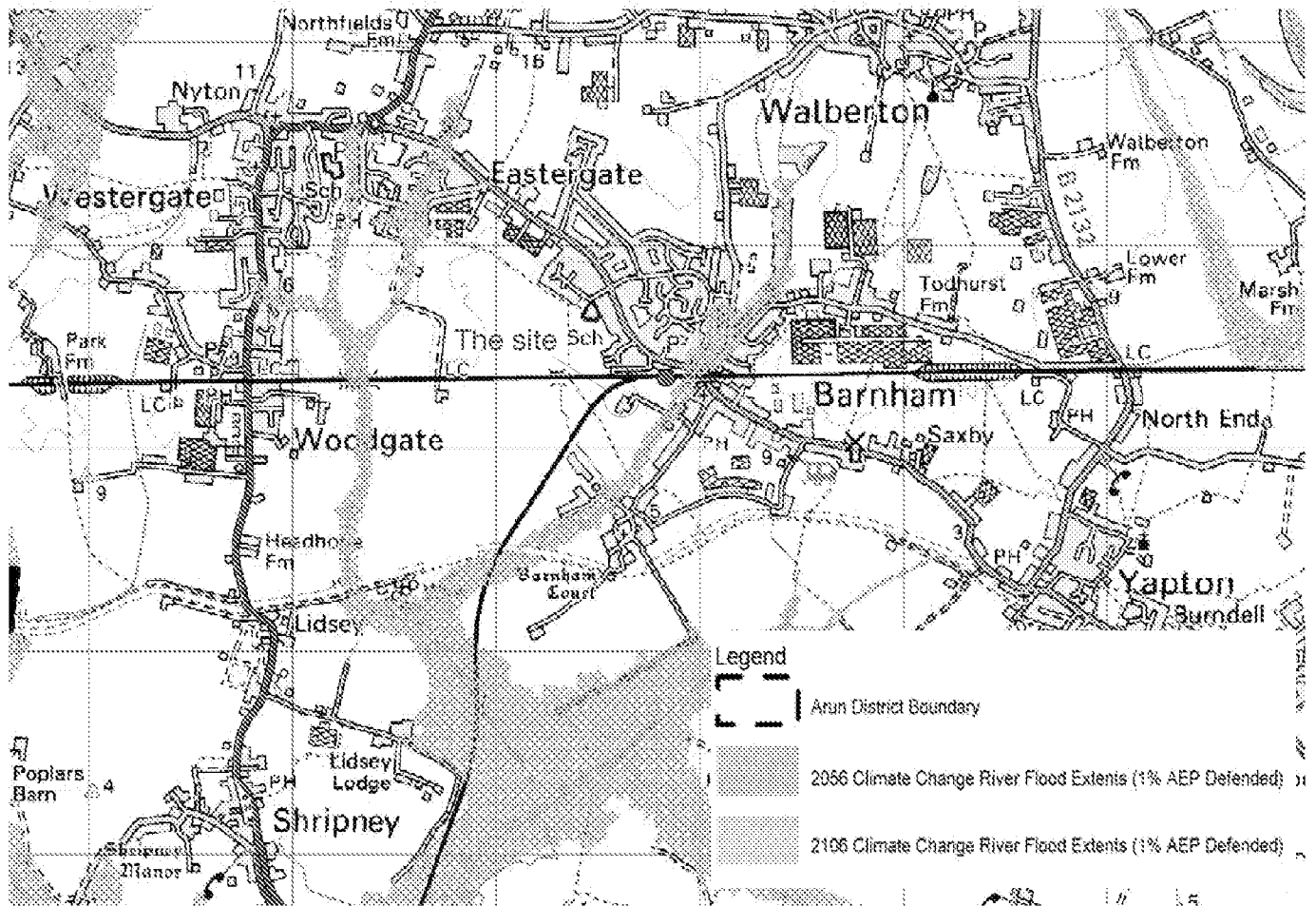
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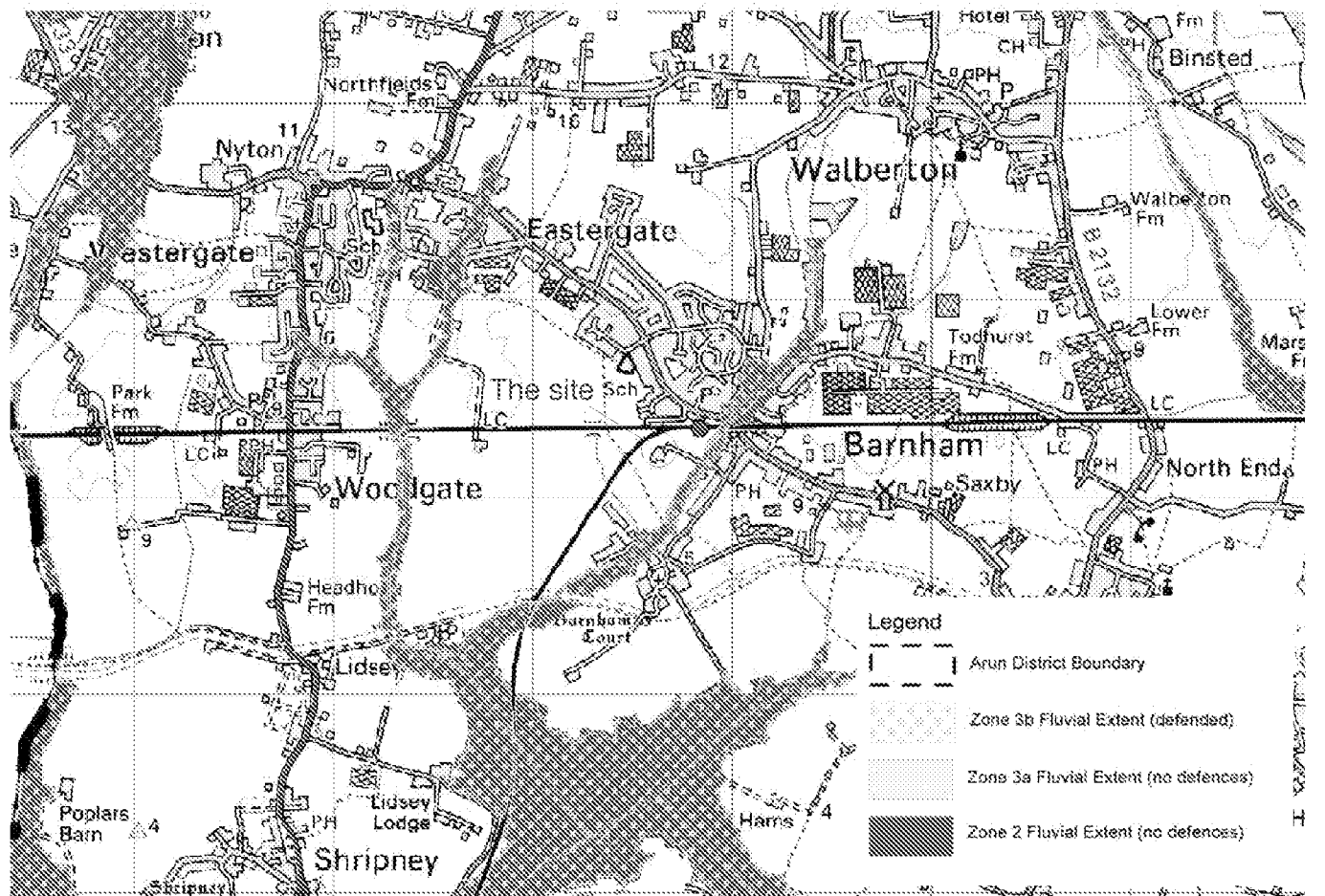
SFRA Map Extract A1-F: Actual and Residual Risk of Flooding from Rivers



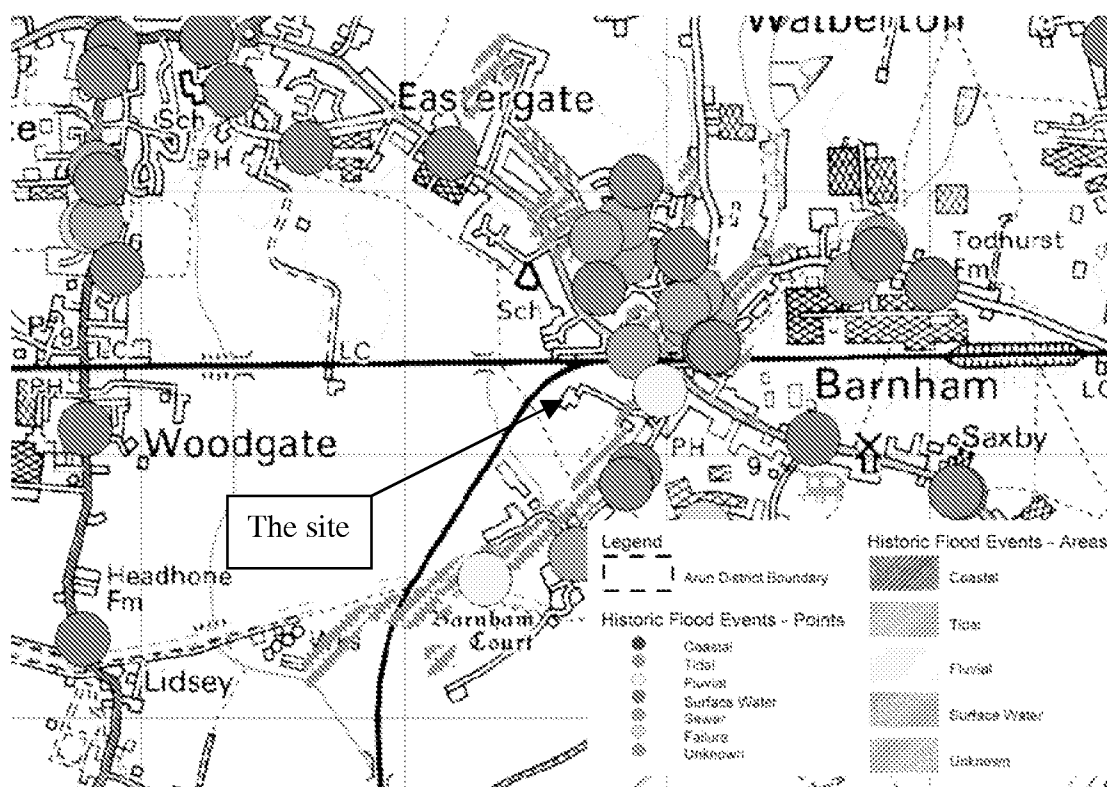
SFRA Map Extract C2-F: Climate Change Fluvial Flood Zones



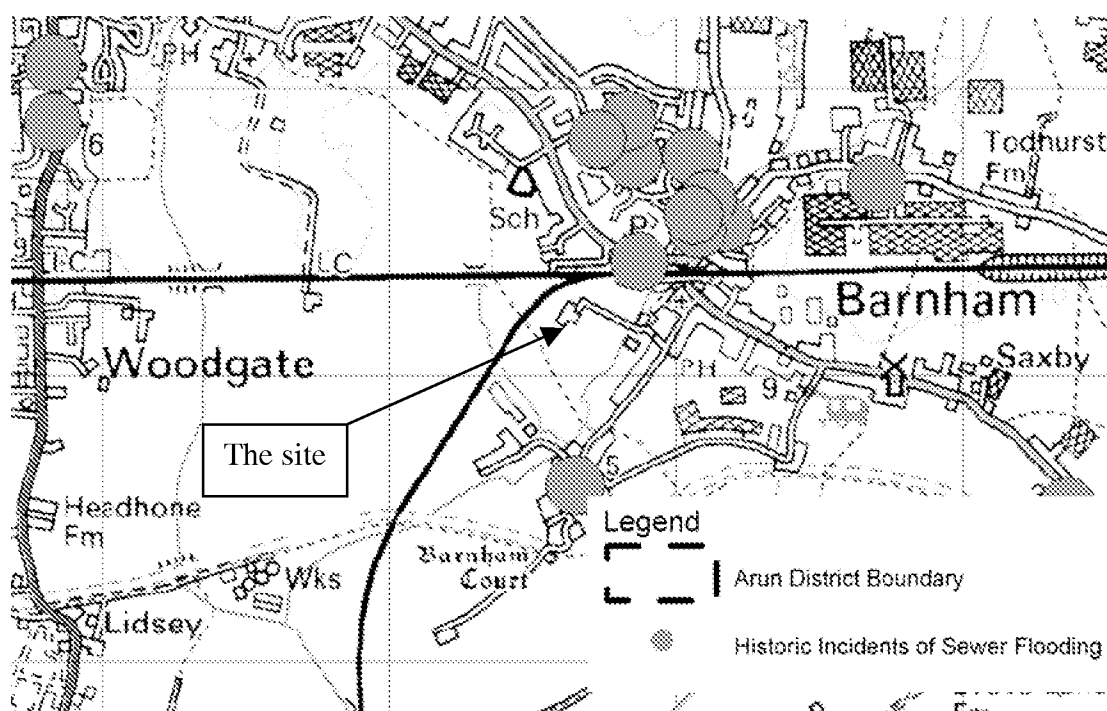
SFRA Map Extract C1-F: Actual River Climate Change Extents



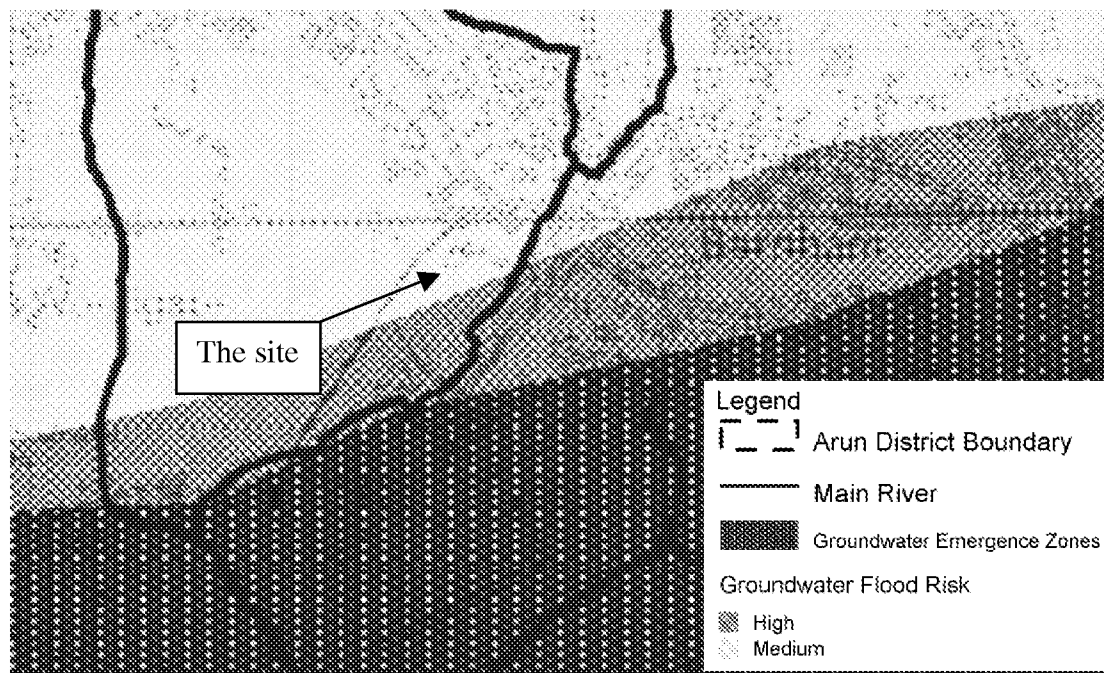
SFRA Map Extract F1-F: Fluvial Flood Zone Extents



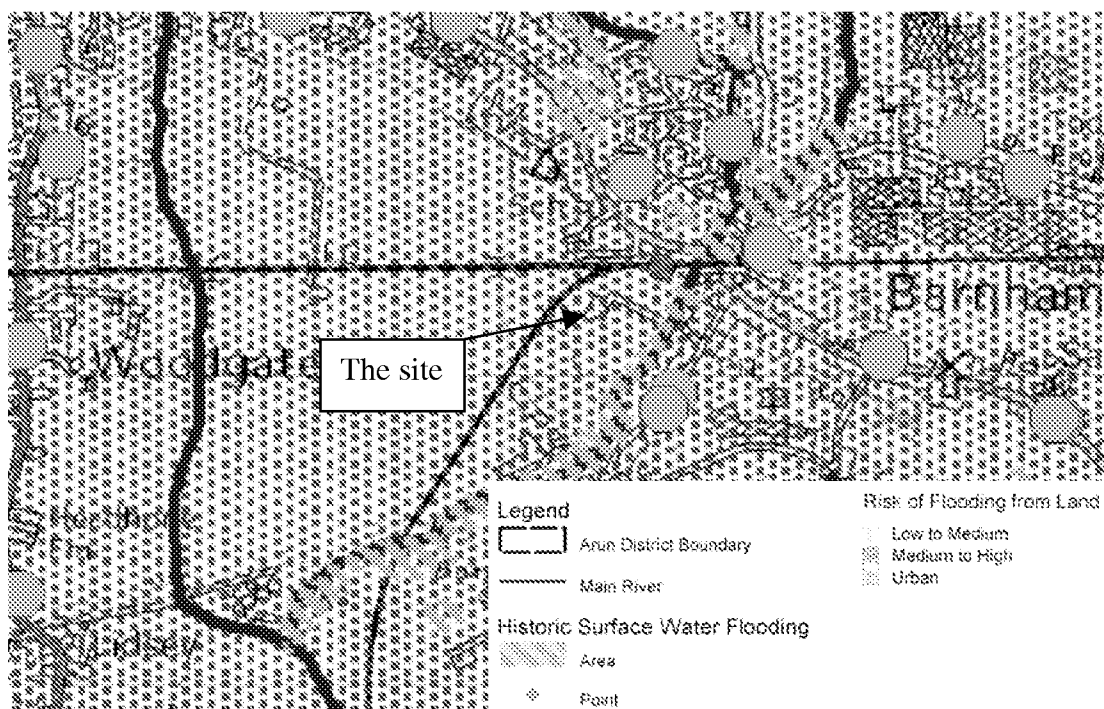
SFRA Map Extract H - Historic Flood Events



SFRA Map Extract S – Historic Incidents of Flooding from Sewers



SFRA Map Extract G1 – Indicative Risk of Groundwater Flooding



SFRA Map Extract L – Areas Prone to Flooding from the Land