

FLOOD RISK ASSESSMENT

Retrospective application for the demolition of three existing buildings and erection of replacement workshop and machinery store building - amended design and siting to Planning Permission FG/37/17/PL

Onslow Caravan Park
Onslow Drive
Ferring
BN12 5RX

On behalf of

Mr P Pratt of Island Meadow Parks

October 2020

1.0 BACKGROUND INFORMATION

- 1.1 This is an assessment of the flood risk relating to a Retrospective Application for the demolition of three existing machinery/storage buildings and erection of replacement workshop and machinery store building - Amended design and siting to Planning Permission FG/37/17/PL.
- 1.2 The land and buildings in question form part of the Onslow Caravan Park, Onslow Drive, Ferring, West Sussex BN12 5RX
- 1.3 Planning Permission FG/37/17/PL was granted for a similar building of a similar footprint in the same location as this retrospective application.

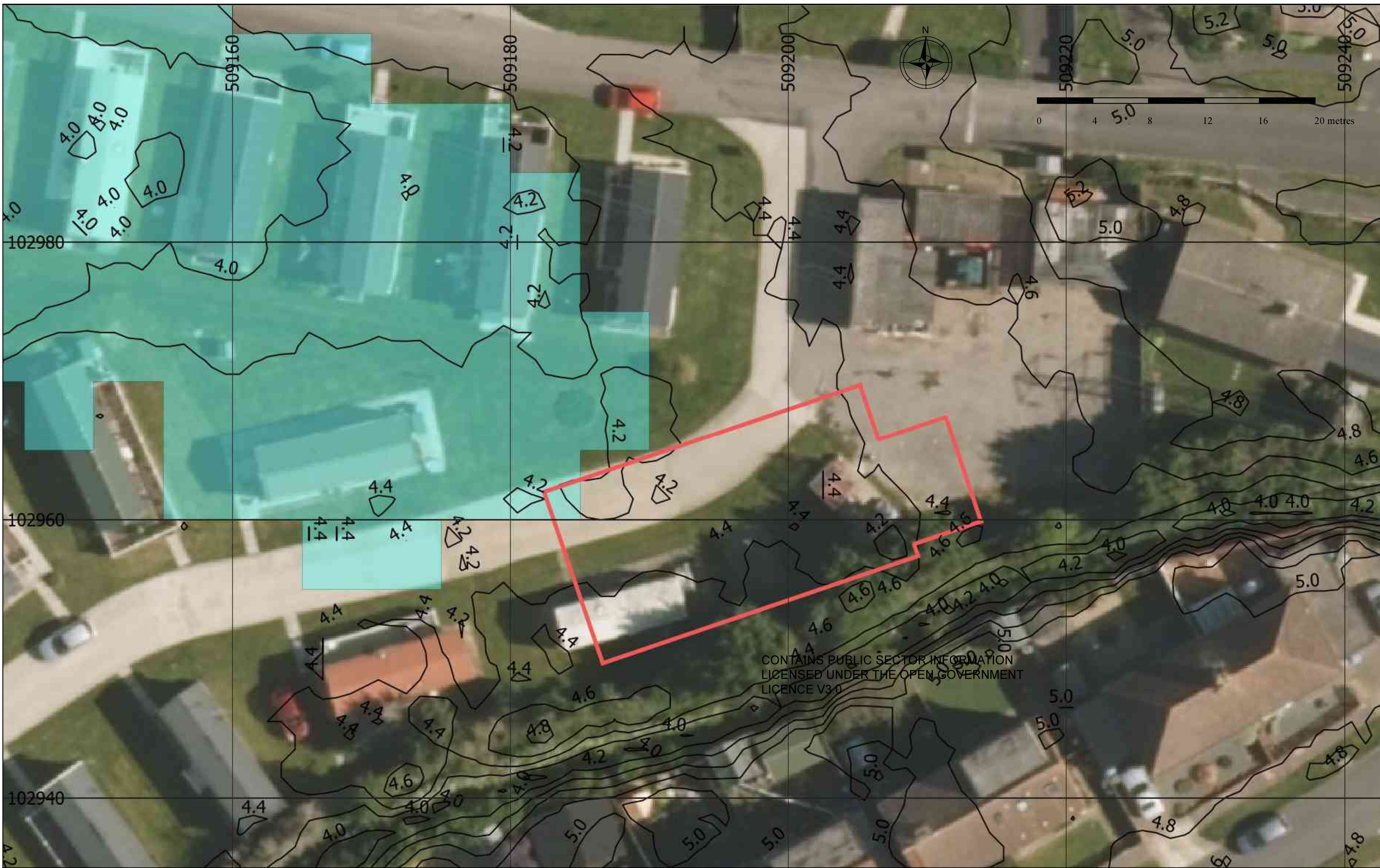
2.0 ASSESSMENT OF FLOOD RISK

- 2.1 The application site is approximately 0.138 hectares in size and forms part of the wider Onslow Caravan Park located immediately to the north and west.
- 2.2 The Environment Agency Flood Map for Planning (extract reproduced below) indicates that the wider caravan park falls within Flood Risk Zones 2 and 3 and is based upon flooding from the sea. Most of the application site itself falls within Flood Zone 1 (Low Probability of Flooding) and a small part of the western side being within Flood Zone 2 (Medium Probability of Flooding). Appendix 1 comprises Drawing No. 50 P1 which shows Fluvial Flood Zones superimposed on an aerial photograph. This was prepared by Simon Jones-Parry (Chartered Civil Engineer) and shows the footprint of the building as constructed in relation to Flood Zone 2.



- 2.3 It is important to note that the new building relates to non-residential floorspace of 330m² (gross) and will be used for the storage of machinery and workshop uses related to the wider caravan park use. It will replace three existing storage/workshop buildings of about 83m² located in the north eastern corner of the application site. This results in a net floorspace increase of 247m² which means it falls within the definition of 'minor development'.
- 2.4 The workshop/storage uses within the new building are considered to be 'less vulnerable' uses.
- 2.5 The new building will not result in any additional people working at the site which is five persons (3 full-time and 2 part-time).
- 2.6 The access route (both pedestrian and vehicular) to the new building is via a short section of the main access road serving the caravan park which links into Onslow Drive. Both of these access routes (or part thereof) are within Flood Zone 1. This means that employees carrying out work in the new building, and the emergency services, could safely reach the development and evacuate it should the wider parts of the caravan park experience flooding.
- 2.7 It is material to note that the construction of the new building has resulted in the loss of one former holiday static caravan pitch which means there will be one less holiday caravan within the caravan park.
- 2.8 If a sequential test were to be undertaken the fact that the building relates to the specific needs of the caravan park business in this location means that the building can only be built on this site.
- 2.9 The application site and the new building has been located as far away as possible from the Ferring Rife in order to be within (or as close as possible to) Flood Zone 1.
- 2.10 In constructing the new building careful consideration was given to incorporating various flood damage resilience measures which in the unlikely event that the building suffers from flooding no significant damage is caused to the building. These measures include the following:
- Solid floor construction at least 150mm thick;
 - Constructing the external walls with at least four courses of engineering bricks at ground level with solid concrete blocks above to eaves height;
 - No air bricks in the walls;
 - Minimum masonry thickness of 300mm (thin mortar joint construction using Aircrete blocks);
 - Electrical sockets will be sited at least 900mm above floor level; and
 - Flood boards will be considered for the external doors.

APPENDIX 1



NOTES

1. CONTOURS SHOWN ON THIS DRAWING ARE DERIVED FROM OPEN GOVERNMENT LIDAR DTIM.
2. FLOOD ZONE OUTLINES SHOWN ON THIS DRAWING ARE TAKEN FROM THE ENVIRONMENT AGENCY WMS SERVER. FLOOD ZONE 3 IS ABSENT. LAND NOT DEPICTED AS FLOOD ZONE 2 DEFAULTS TO FLOOD ZONE 1.
3. FLOOD ZONE 2 IS PLOTTED TO A 5 METRE GRID. WHERE ANY LEVEL WITHIN A GRID SQUARE IS MODELLED TO FALL WITHIN FLOOD ZONE 2, THE ENTIRE SQUARE IS DEPICTED AS FLOOD ZONE 2.



FLOOD ZONE 2 AS
MAPPED 29/08/20



OUTLINE OF SHED AS
BUILT

RGB AERIAL PHOTOGRAPHY - © 2020 BLUESKY
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Island Meadow Parks

NEW MACHINERY STORE AT
ONSLow DRIVE, FERRING

FLUVIAL FLOOD ZONES

Scale 1:250	Date 29.08.20	Drawing No 50 P1
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