FLOOD RISK ASSESSMENT

31 South Drive, Ferring. BN12 5QU

Environment Agency online plans show the property as being located in Flood Zone 3. The Environment Agency suggest that the flood risk from rivers or the sea is **low** and that the flood risk from surface water is **medium.**

'Low risk' means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

'Medium risk' means that each year this area has a chance of flooding of between 1% and 3.3%. This also takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

The Environment Agency generally lists ground levels as being between 3.05m – 6.1m above sea level, for this area of Ferring. South Drive road itself is indicated as being 4.27m above sea level.

You will see from the deposited plans that No. 31 South Drive is set well back from the sea. The replacement dwelling will occupy a similar location to the existing building. Historically, this site has not been subjected to surface water or sea water flooding; however, my clients are seeking permission to build a new/replacement house, with a finished floor level of 100.150, i.e. 150mm higher than the existing house.

In the absence of OS references to bench marks, I have attached existing and proposed floor plans clarifying levels, based on the existing house ground floor level, which is shown as 100.000. This will act as my datum. As you can see, there is in excess of 280mm of fall from the existing finished ground floor level to the front drive and rear garden lawn.

The existing house, its rear elevation patio, together with a modest sun room, will all be demolished in favour of the new house and terraced area, as shown on the ground floor plan. A rear elevation terrace will be built, for my clients' enjoyment. As the existing patio already enjoys surface water drainage into the rear garden, I am of the opinion that the status quo will be maintained. Existing surface water drains, etc. will be investigated at the commencement of works on site to see if their outlets are suitable for re-use.

Lastly, I confirm that the rear lawn area rises towards the south, where a modest wall barrier is found, with a gated access onto the beach. Existing flood defences will be retained. Despite the low – medium risk of flooding this area, the replacement dwelling will see its ground floor built 150mm higher than the existing house's finished floor level.

I hope the attached details are satisfactory. Please let me know if you require any further information.

ARUN DISTRICT COUNCIL FG/145/19/PL