

FLOOD RISK ASSESSMENT

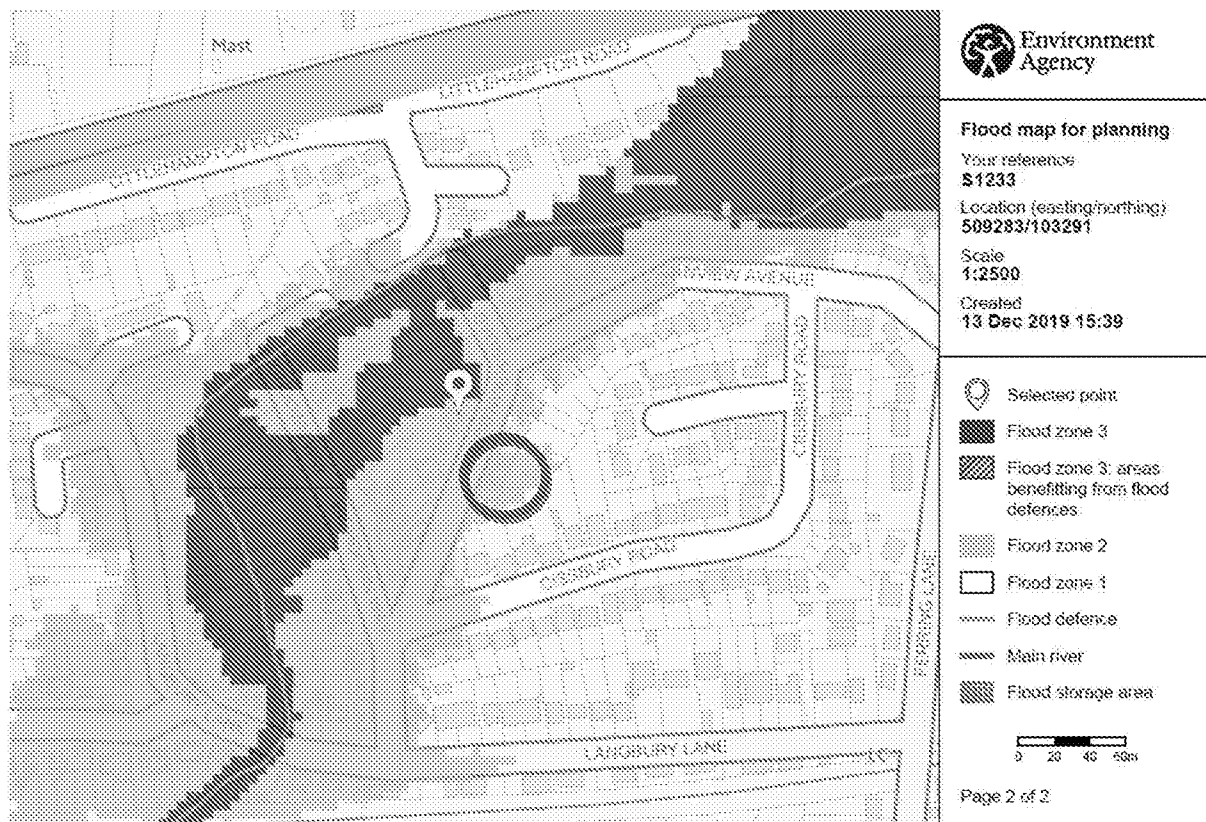
4 Downview Road, Ferring, Worthing, West Sussex, BN12 6QR

Single storey side/rear extension

The site of the proposed development lies within Flood Zone 2 Grid Ref: 509283/103291.

This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year according to the Environment Agency.

Below is the Environment Agency flood map indicating the areas of potential flooding (not to scale). Flood Zone 2 is indicated in light blue, the site is circled in red.



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The existing residential property has a dilapidated rear extension (current finished floor level 5.045) and a garage to the side which are intended to be demolished and new extensions built in their place. The existing finished floor level in the main house is 5.270m AOD and the adjacent ground level is 4.940m AOD. The proposed rear extension will have a floor level to match the main house.

The surface water is intended to be directed into the existing system but will be reassessed with the Building Inspector on site to ensure that the development will not be at significant risk of flooding and will not increase flood risk elsewhere.