

1 South Drive

Ferring BN12 5QS



Flood Risk Assessment

Replacement detached dwelling

August 2021

saville jones architects



1.0 Assessment

- 1.1 This assessment has been prepared in support of a full Planning Application to Arun District Council for the replacement dwelling with a new dwelling with smaller footprint.
- 1.2 The property under consideration is on the south side of South Drive, a residential street within Ferring. The property has extensive permeable gardens to the south and tarmac drive to the north.
- 1.3 The property is located in a Level 3 Flood Zone by Environment Agency. This represents a flood risk from rivers, or the sea is **low** and that the flood risk from surface water is **medium**.
- 1.4 '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.
- 1.5 '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.
- 1.6 The Environment Agency generally lists ground levels as being between 3.05m – 6.1m above sea level, for this area of Ferring.
- 1.7 The proposal seeks to replicate the ground floor level of the existing property therefore not increasing any residual risk of flooding to the property.

1.8

In addition the building will be constructed in accordance with the resilient forms of construction in accordance with the "Improving the flood performance of new buildings" CLG (2007



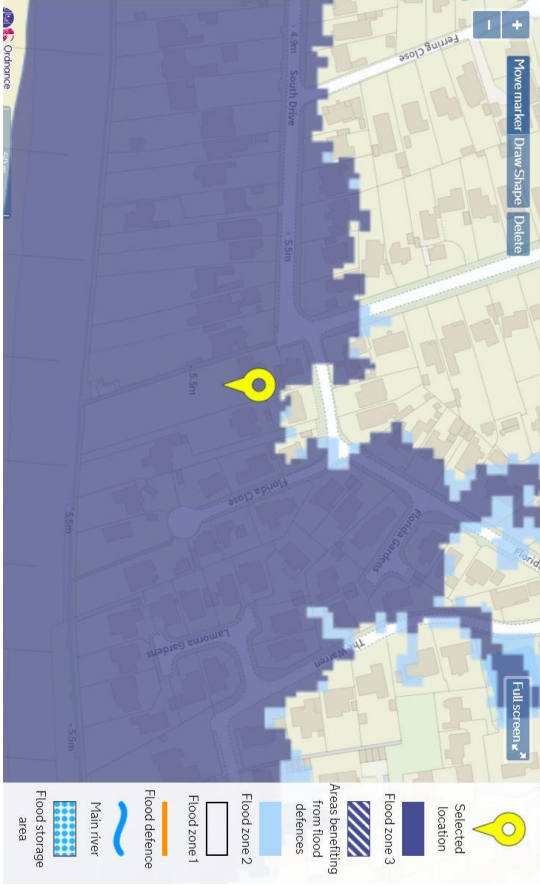
Location Plan as existing

21003 1 South Drive, Ferring, BN12 5QS

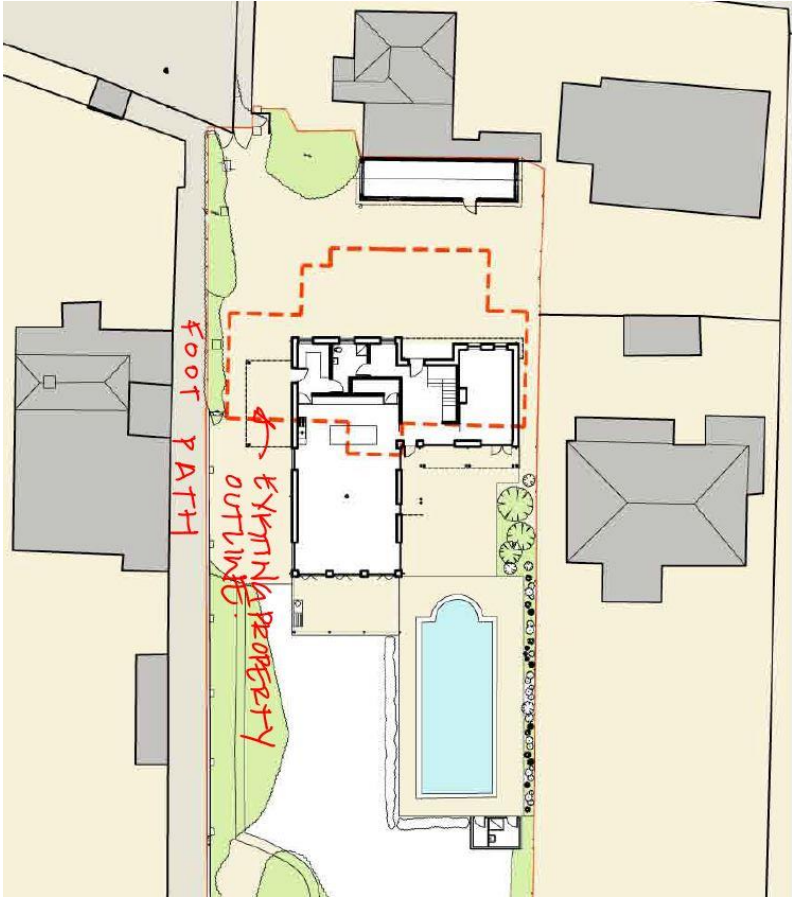
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1.9 To increase the permeable area of the site, as a whole, the proposal has a reduced footprint at **208m²**, the existing footprint being 245m². In addition, permeable paving to the drive and the landscape design will look to sustainable drainage proposals

1.10 ***It is considered that the proposed works will have no adverse effect on the flood risk to the property or increase the risk of flooding to other properties.***



Environment Agency – Flood Risk Map. Site selected.



Reduced footprint of proposal