



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Our ref:

Date: 5th October 2017

Proposed Replacement Detached Garage to

25 South Drive, Ferring, West Sussex

Flood Risk Assessment

Introduction

This assessment has been prepared in support of the planning application for a detached garage to the front of 25 South Drive, Ferring.

Application Site

The existing property is a detached 3-bed dwelling situated on the South side of South Drive which backs onto the beach. The dwelling has an existing detached garage in the front garden with a long driveway.

The site is shown to lie within flood zone 3, on the Environment Agency's current flood map. This represents current flood zoning and does not allow for climate change or general sea level rise.

The Proposal

The proposed works include the demolition of an existing detached garage and a larger garage constructed in the same location.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built.

This proposal is for a non-habitable building and will replace an existing garage. Therefore the proposals will not increase any existing flood risk to the existing building or create any additional flood risk to any adjacent buildings or the surrounding area. The proposed garage will be constructed with flood resilient materials, with concrete floors and masonry walls

It is therefore considered that the proposed works will have minimal impact and will not provide any future flood risks.

The map below indicates the Flood Zone 3

