

FLOOD RISK ASSESSMENT

31 South Drive, Ferring. BN12 5QU

Environment Agency online plans show the property as being located in **Flood Zone3**. 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 has is indicated as being 4.27m above sea level. You will see from the deposited plan that No. 31 South Drive is set well back from the sea. Historically, this house has not been subjected to surface water or sea water flooding.

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 300mm of fall from finished ground floor level to the front drive and rear garden lawn. These existing levels will be maintained.

The area of ground to be covered by the proposed extension is currently occupied by a side and rear elevation patio, together with a modest sun room (which is to be demolished). The remaining portion of the rear garden patio will be retained, for my clients’ enjoyment. There are no plans to extend this patio area. As the patios enjoy surface water drainage into the rear garden, I am of the opinion that the status quo has been maintained.

Lastly, I note that the rear lawn area rises towards the south, where a modest wall barrier is found, with a gated access onto the beach.

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