

Applicant:	Mr Ian McGowan
Address:	19a Beach Hut Ferring Beach, Ferring, BN12 5QX
Date:	21/12/25

Flood Risk Statement

The development involves the like-for-like replacement of an existing timber beach hut with a new timber beach hut on the same footprint.

The application site at Ferring Beach, West Sussex (postcode BN12 5QX) has been reviewed using the Environment Agency's Flood Map for Planning, which is the statutory source of flood zone information used for planning purposes in England. The site is located within Flood Zone 3, an area with a high probability of flooding from rivers and/or the sea where there is a 1% or greater annual probability of river flooding or a 0.5% or greater annual probability of tidal flooding.

However, this application proposes only the like-for-like replacement of an existing timber beach hut on its current footprint. There is no change to the use, footprint, ground levels, or drainage arrangements of the structure, and no groundworks are required. Given the minor, temporary and non-intensifying nature of the works, and that the development will not increase vulnerability or alter the current flood risk profile, the proposal does not materially increase flood risk elsewhere. Based on the Environment Agency's standing advice and the scale of development, a detailed Flood Risk Assessment (FRA) is not considered necessary for this like-for-like replacement.

A Flood Map for Planning extract (from the Environment Agency) is included below for reference.

