

Flood Risk Assessment

Project: 52 Ocean Drive, Ferring, BN12 5QP

Project Scope: Single Storey Front Extension and Alterations

Job No: 2111

Date: January 2022

Introduction

This Flood Risk Assessment has been prepared to support the planning application for extension and alterations to the existing dwelling at 52 Ocean Drive, Ferring.

A previous planning application for the proposal was withdrawn on the advice of the case officer as no Flood Risk Assessment was included in the application.

The Site

The property is a detached bungalow, situated on the west side of Ocean Drive.

The site lies at the northern limit of Flood Zone 3, the majority of the site being outside of Zone 3, with just a small intrusion of the Zone into the site at the south boundary (see Environment Agency Flood Zone Map, page 2 and 3).

The Proposal

The proposal is for a single storey extension to the building adjacent to the north boundary, together with a roof space conversion and internal alterations.

Flood Risk

The additional ground cover area created by the proposed single storey extension will be 13.3m², and it should be noted that the extension will be completely outside of the northern limit of Flood Zone 3. This is supported by the Environment Agency Flood Zone Map.

It should also be noted that the Environment Agency Flood Zone Map places the site in Flood Zone 1 and confirms that a Flood Risk Assessment would not be required for developments of less than one hectare.

Although flooding is not currently an issue, the proposed extension will be constructed with flood resilient materials.

In view of the above, it is clear that the proposal will have minimal ground cover impact and will not pose any significant future flood risk.

Flood map for planning

Your reference
52 Ocean Dr

Location (easting/northing)
509426/101650

Created
13 Dec 2021 17:47

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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