

**ONSLOW CARAVAN PARK,
ONSLOW LANE, FERRING.**

**DEMOLITION OF THREE BUILDINGS
AND ERECTION OF REPLACEMENT
WORKSHOP AND MACHINERY
STORE. RESUBMISSION OF
FG/161/14.**

**FLOOD RISK ASSESSMENT OF
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ON BEHALF OF
ISLAND MEADOW PARKS**

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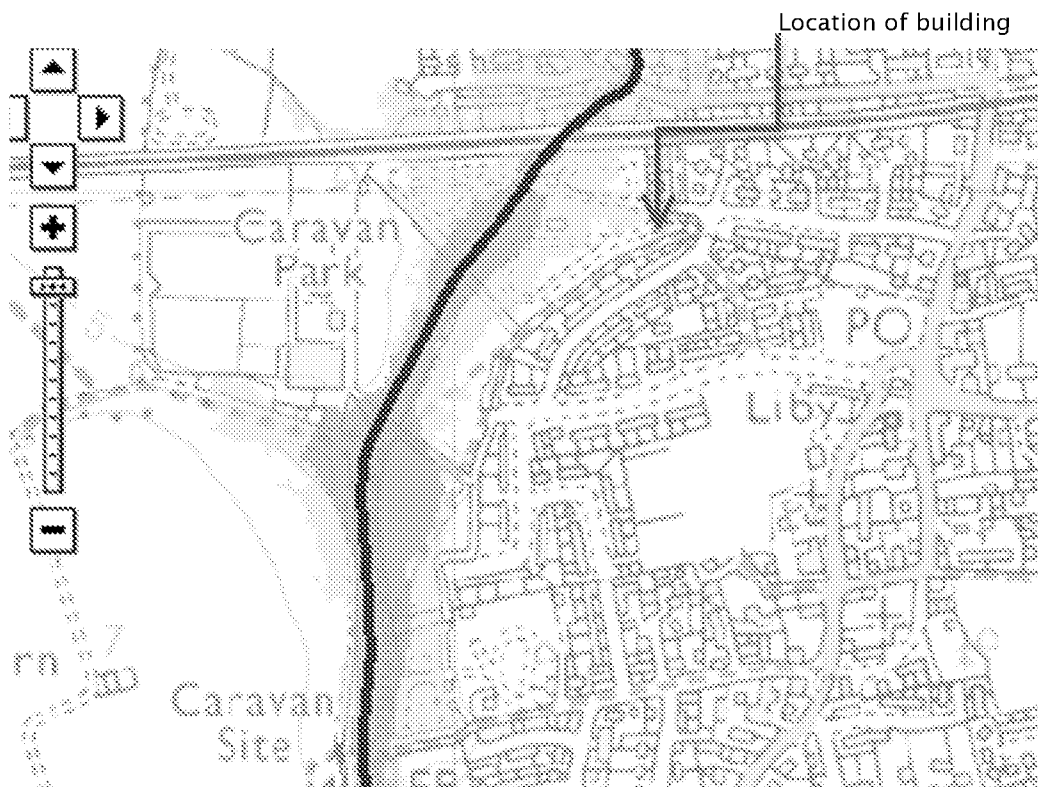
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BACKGROUND INFORMATION

- This is an assessment of the flood risk relating to a planning application for a machinery store for an existing caravan holiday park.
- The land and buildings in question form part of the Onslow Caravan Park.
- Planning permission has been granted for a building of a similar same footprint to the north-west of this present application – FG/161/14 refers.

ASSESSMENT OF FLOOD RISK

- The caravan site as a whole is within flood risk zones 2 and 3 and is based upon flooding from the sea.



- The site is at the eastern extremity of the flood risk zone and the mapping appears to indicate that it is outside of flood zones 2 and 3. Moreover being on the fringe of any flood zone will ensure that any people working within the building will have sufficient warning of any flood event.

- The proposal relates to non-residential floorspace of 366 sq m and this relates to activities undertaken on the site. It will not result in additional people working on the land.
- It is material to note that its proposed location will occupy one former holiday static caravan pitch and thus there will be one less holiday caravan within the flood zone.
- If a sequential test were to be undertaken then the fact that the building relates to the specific needs of the business in this location means that the building can only be built on this site.
- The building has been located as far as possible away from the Ferring Rife in order to be within (or as close to as possible) flood zone 1.
- The latest guidance in connection with design of new development in flood risk areas is contained within the CLG document '*Improving the flood performance of new buildings*'.
- The floor will be designed on a 'water exclusion strategy', namely:
 - Hardcore bed at least 100mm thick of well compacted inert material, blinded with fine inert material to provide a smooth base
 - Damp proof membrane of polythene at least 1200 gauge
 - Concrete slab at least 150mm thick
 - Insulation as rigid closed-cell material
 - Ceramic tiles or stone floor finishes and skirting boards.
- The lower parts of the walls will be solid masonry walls based on the 'water exclusion strategy', namely:
 - External cement based render, preferably with lime content. Composition depends on masonry. The following mixes have good resilient properties: 1 cement : 6 sand: 1 lime on Aircrete blocks.

- Masonry with minimum thickness of 300mm (thin mortar joint construction using Aircrete blocks is effective as demonstrated in laboratory tests) or alternatively reinforced concrete wall
 - Internal cement-based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience: 1 cement : 6 sand: 1 lime on Aircrete.
 - Apply external and internal renders, following good practice guidance, ensuring minimum total thickness of 20mm and at least two coats.
- In addition the development will include the following flood proofing measures:
 - Solid floor construction with no air bricks;
 - Electrical sockets will be sited at least 900mm above floor level; and,
 - Flood boards will be considered for the external doors.