

Flood Resilient Construction (in accordance with 'Improving the Flood Performance of New Buildings') for:

Location: 25 Ferring Lane Ferring Worthing West Sussex BN12 6QT
Ref:
Proposal: Existing Single Storey Extension to the Rear to be Increased in Depth 4.00m

Ground Floor:

- Solid concrete floor with the DPM between the concrete slab and the screed
- Continuity of the DPM with the wall DPC to be maintained
- Rigid insulation board with low water absorption to be used in the floor construction
- Minimum 65mm screed
- New ground floor to be at least equal to the existing ground floor level.

Walls:

- External walls to be of cavity masonry construction with low water absorption rigid insulation boards or cavity batts
- All wall ties / fixings to be of stainless steel
- Internal load bearing walls to be of masonry construction
- Internal finish at ground floor level to be of a render coat of sand/cement and lime based plaster finish

Fittings:

- Water resistant chipboard to be used in kitchen fittings on raised legs (100-150mm)
- Separate fridge/freezer to be considered (easier to raise)
- Separate built in cooker and hob to be considered.
- Switches and sockets to be at a raised level

Householder and other minor extensions in Flood Zone 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250sq metres. It should NOT be applied if an additional dwelling is being created, e.g. a self-contained annex. In this instance consult the Environment Agency.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'.
Either: Flood levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
OR: Flood levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. The flood level is the extent of the Flood Zones.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum.	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

* Ordnance Datum or the abbreviation 'OD' is the mean level in the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for flood risk assessment.



Flood map for planning

BETA This is a new service – your feedback (/feedback) will help us to improve it.

Flood probability

Your proposed development is in an area with a high probability of flooding

FLOOD ZONE 3

Land and property in flood zone 3 have a high probability of flooding

More information about flood zones

Guidance on how to carry out a flood risk assessment for development in flood zone 3

- 1** You must carry out a flood risk assessment (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>) for development in flood zone 3
- 2** For some types of development in flood zone 3 you must follow the Environment Agency's standing advice for carrying out a flood risk assessment (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)
- 3** You can also read more about flood risk assessments for planning applications (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>)

Learn more about the potential sources of flood risk in this area (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastng=503121&northing=101608>)

Map

[View map key](#)