

Flood Risk Assessment

ADC Ref: PAA/93/14

Property: The Bluebird Café
The Strand
Ferring
West Sussex

Please see Guidance Note for Minor Extensions to Flood Zones 2 and 3 in the appendix. This document is to be read in conjunction with the following information:

Pre-Application Advice Submission
BAA 1000 Rev.A – Location & Site / Block Plans
BAA 2000 Rev.A – Existing Ground Floor Plan
BAA 2001 Rev.A – Existing First Floor Plan & Roof Plan
BAA 2002 Rev.A – Existing Elevations
BAA 2003 Rev.A – Proposed Ground Floor Plan
BAA 2004 Rev.A – Proposed First Floor Plan & Roof Plan
BAA 2005 Rev.A – Proposed Elevations

Proposal: To build a single storey rear extension serving as a kitchen extension to The Bluebird Café which will measure approximately 8.1m (length) x 3.5m (width). There will be a new external bin store and recycling area to the side (west). A take-away hatch with raised gantry access and demolition of the existing garage and external store. The proposed works will be classed as a non-domestic extension with an increased footprint of <250m².

FRA: The Bluebird Cafe site is within Flood Zone 3. The new proposed extension does not make the current situation for the potential to flood risk any worse. It actually improves the current situation by the following means:

The rear extension will now match the existing café floor level (4.61m above sea level) which is 1.47m above ground level. The previous garage and external store were only 40mm above ground level.

The external walkways will use a permeable concrete paver which will also help reduce surface water run-off to localised areas. The surrounding car park is unmade ground and is predominantly compacted shingle and earth. The lower areas of the car park are susceptible to flooding with large puddles obstructing vehicular access during the winter months. This can be seen on the aerial photograph shown in the 'Pre-Application Advice Submission' page 2 of 5.

The proposed kitchen extension will utilise a solid concrete floor with raised sockets >450mm above FFL. All foundations and supporting structure will be specified accordingly by the structural engineer and will be confirmed during the building regulation application process.

Appendix: Guidance Note for Minor Extensions to Flood Zones 2 and 3.



Enter a postcode or place name:

Ferring, West Sussex



Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

Ferring, West Sussex at scale 1:10,000

[Other maps](#)[Data search](#)[Text only version](#)

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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

*** Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your [local environment agency office](#) for further details.

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Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

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

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 ; Floor 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 ' <i>Improving the flood performance of new buildings</i> ' CLG (2007)	YES
Or; Floor 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. This 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 ¹	

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.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of 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 a flood risk assessment.

Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GDPO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment