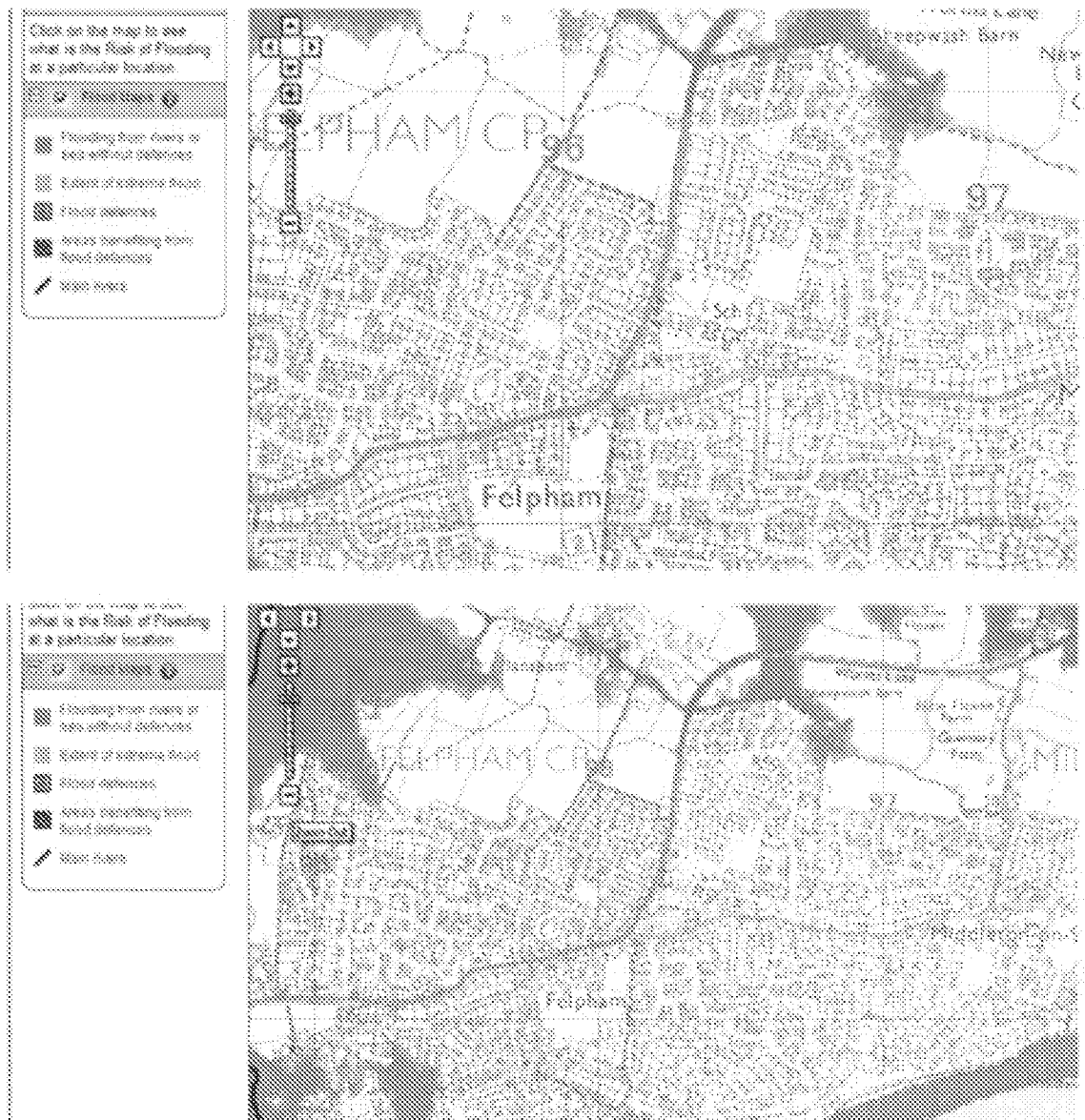


FP/230/11/

FLOOD RISK ASSESSMENT

Land to the side of Ivy Cottage, 42 Flansham Lane, Felpham

This assessment has been undertaken at the request of the District Council, in order that the associated planning application can be validated.



However, and as shown upon the Environment Agency's "Risk of Flooding" map – copied above (twice) – the site is at no risk of flooding, and the assessment must therefore find that the proposed addition of one dwelling will not lead to increased risk of flooding (either on-site, or within the immediate vicinity of it).

Attention must also be drawn to the development to the rear of this site – approved just 2 months ago (for 29 houses): FP/115/11/ - as that scheme did not necessitate a flood risk assessment, or any associated mitigation, either.

FHG Planning Services
12th, January 2012