LAND ADJACENT 21 UPPARK WAY

FLOOD RISK ASSESSMENT

The site lies in land classified by the EA as Flood Risk Zone 2. The site for the proposed house is situated at the edge of a large housing estate, where the land slopes down to the north to a track, the other side of which there is a drainage ditch. The levels over the estate vary very little, with no significant high or low points. The proposed house is single storey. The centre of the site is 3.7 m above the Ordnance Datum and we therefore propose a finished floor level of 3.9 m. The local topography and the location of this particular site mean that flood waters will drain away from the site as soon as the flooding abates. Any risk to the occupants is therefore relatively short term.

The following flood measures will be incorporated into the proposals:

- Installation of electrical sockets 500 mm above FFL.
- Installation of non return valves to drainage systems.
- External door openings to be designed to suit future installation of a Kite marked flood protection barrier.
- Proprietary covers to beam and block floor air brick vents.

ARUN DISTRICT COUNCIL FP/241/10/