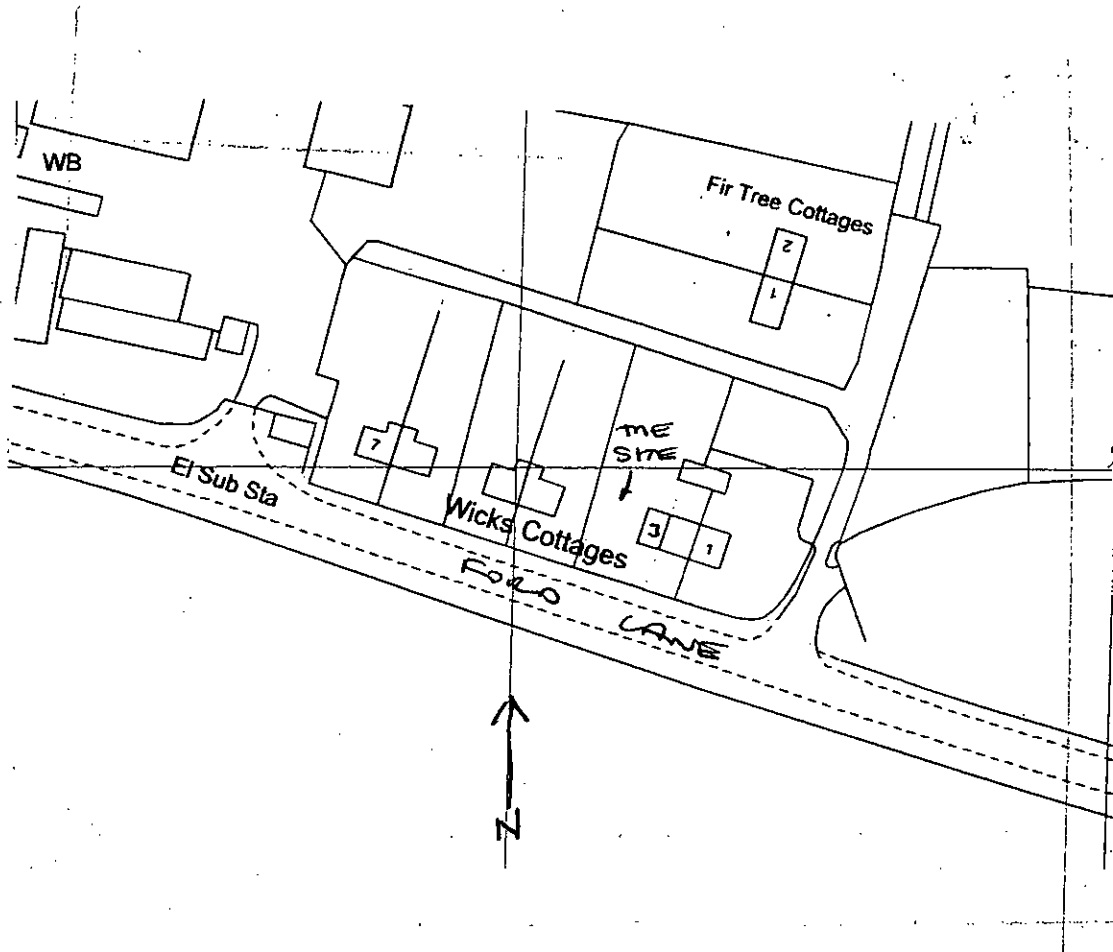


FLOOD RISK ASSESSMENT **ADJ 3 WICKS COTTAGES, FORD LANE,** **FORD, ARUNDEL**

1. SITE PLAN 1:1250



2. SURVEY

Site levels

No datum levels indicated on Land Registry plan, so datum assumed for road level adjoining property = 0.00m

Approximate Ground floor level of proposed property = 1.2m

Assumed First floor level of proposed property = 3.8m

These levels will be set to match the existing properties.

3. ASSESSMENTS

There is approximately 80m² of new roof area to be drained. It will be proposed to provide suitable sized guttering (100mm) to fall to suitable sized rainwater pipes (63mm). Percolation tests to be carried out, prior to any construction, in accordance with BRE365 CIRIA156 or similar and to cater for 1 in 10 year storm.

The roofs/ RWP's will then discharge into soakaways, constructed using open cell crates/units suitable for 1600 litres discharge.

It is believed that there are no other water sources in the area. There is a flood zone recognised to the east of the site (see site plan on Flood map for planning)

Flood map for planning

Your reference
Ford Lane

Location (easting/northing)
499119/103895

Created
26 Jul 2019 10:31

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Flood map for planning

Your reference
Ford Lane

Location (easting/northing)
499119/103895

Scale
1:2500

Created
26 Jul 2019 10:31

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

