

FLOOD RISK ASSESSMENT

On behalf of Mr J. Scanlan

29th November 2025

1. SITE ADDRESS:

Tumbley
Gorse Avenue
East Preston
BN16 1SF

2. DEVELOPMENT PROPOSAL:

Replacement of thatched roof, boundary treatments alterations to external finishing and fenestration, and installation of first floor balcony.

3. Introduction:

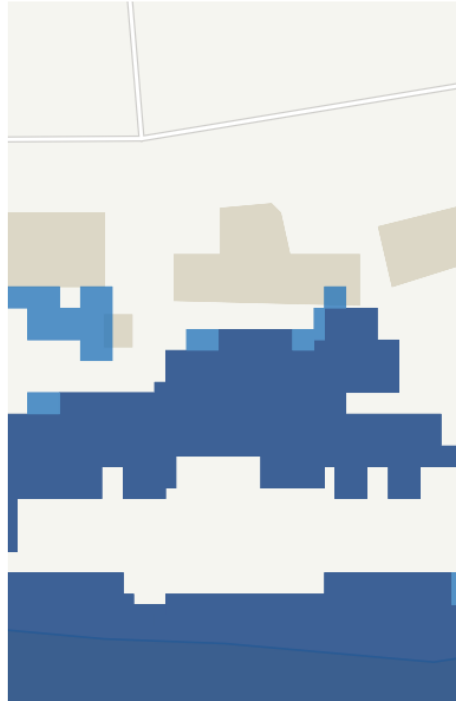
This is a Flood Risk Assessment prepared to accompany a Householders Planning Application at Tumbley, Gorse Avenue, East Preston, BN16 1SF. Flood risk can be evaluated upon whether a development would result in greater or less risk to life than if the development did not take place. The risk to life is the 'lives' of those people living in or using a building. It is also possible that development has a benign effect on flood risk. i.e. the development neither increases nor decreases the risk. An example of this might be internal alterations to a building or external remodeling. This type of work might not have any effect on Flood Risk.

It is hoped that the Environment Agency and the Local Planning Authority will agree that the works contained within this planning application would have a benign effect on flood risk.

4. Use:

Tumbley, Gorse Avenue is a residential property and there will be no change to the existing residential use (C3) of the property.

North



South

Figure 1

5. Flood Risk:

Figure 1 shows the Environment agency flood map. Light blue is flood zone 2 and dark blue is flood zone 3. The blue hatching on the south side of the site is the Sea.

It is noted that the house (i.e. built form - Tumbley) is not within either flood zone.

The garden is within flood zone 2 and 3. Graphically, the application site (Tumbley) and its east side neighbour is shown as the same block. When this image is cross referenced with google maps or good earth, the LPA and EA will see that block within the centre of Figure 1 is 2 buildings.

The application house (Tumbley) is therefore not at risk of flooding from River and Sea.

6. Surface water risk:

1 in 30 years – no risk whatsoever.

1 in 100 year – no risk whatsoever.

1 in 1000 year – there is some flooding risk to neighbouring sites but not the development site.

Reservoir risk – Flooding from reservoirs is nonexistent

Ground water risk – There is no specific data from the Environment Agency Flood Map that shows ground water is a risk on this site.

7. Drainage Infrastructure:

It is likely that drainage infrastructure exists in the form of man made soakaways within the garden. It is unknown where soakaways exist. There is no increase footprint of the building proposed because of this development proposal. Therefore, the available land within the site that is available for manmade and natural rainwater drainage will not reduce.

Rainwater goods will direct rainwater to the existing drainage system and the rainwater capacity will not change.

8. Mitigation measures to defend against the effects of flooding:

Existing soakaways will not be overloaded by increase built area. There is no increase in the building footprint thus the capacity of soakaways will not change.

The house is not within the flood plain and therefore there is no need to consider the effects of a flood at door thresholds because data shows the house is not at risk.

The existing ground floor is approximately 150mm above the outside surface area. This will not change because the ground floor is only being reconfigured.

Rooms on the ground floor are not intended for sleeping in. All bedrooms are at 1st floor level as proposed. This is the same as existing.

This development would be considered 'Permitted Development' if not for the proposed 1st floor balcony. Because of the inclusion of a balcony, any balcony is not permitted under Permitted Development, thus the need for this planning application. Applications for Permitted Development do not require a Flood Risk Assessment.

A balcony facing south accessed from the 1st floor bedroom does not increase the flood risk.

END

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