

## **FLOOD RISK STATEMENT**

**Site: 19 Maxwell Road, Littlehampton, BN17 7BN**

### **1. INTRODUCTION**

The application is for a Planning Application for a proposed single storey dwelling to replace a garage. There will be no change the existing residential (C3) use of the site property.

### **2. PROPERTY DETAILS**

No 19 Maxwell Road, Littlehampton, is currently an existing semi-detached house split into two flats with a rear garden and a double garage.

### **3. FLOOD RISK**

The Environment Agency Flood Risk Checker for the property highlighted the following:

**Rivers and sea risk - Very Low Risk** (Very low risk means that this area has a chance of flooding of less than 0.1% each year)

**Groundwater - Flooding from groundwater is unlikely in this area**

**Reservoirs - Flooding from reservoirs is unlikely in this area**

### **4. CONCLUSION**

**As the property is located in a low risk flooding area, then only minor mitigation measures need to be provided. These include; drainage to join existing underground drainage system, provision of drainage channels at thresholds. The size is set within policy objectives and is within the village Lindfield, please see the included existing and proposed drawings, site and location plans.**



