

FLOOD RISK ASSESSMENT

WINDSONG, THE THATCHWAY, RUSTINGTON, BN16 2BN



The proposed site at Windsong backs on to a green which is 41m wide which in turn back on to the beach. Flood zone two encroaches on to the site, flood zone two is an area deemed to have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).

The beach is steep with the water level 4m below ground level, this and the fact the proposed dwelling is not within a flood risk zone, there is no risk of flooding on the proposed site.

All site levels are shown on the topographical survey provided.

- The site lies within an existing developed area with residential units, and the proposed will not increase vulnerability on site as it is for a replacement dwelling,
- The proposed dwelling itself is located in Flood Zone 2 according to the EA Flood Map for Planning;
- The proposed dwelling would remain unaffected for the 1:100 year +CC (70%) event and 1:1000 year event as modelled by Ambiental's UKFLOODMAP fluvial modelling software. Therefore, suggesting the whole site to have less than 1 in 1000 year annual probability of flooding from fluvial or tidal sources;
- Although the proposed development is partially located within Flood Zone 2 (according to the EA Flood Maps, Ambiental have undertaken improved modelling which demonstrates that the flood risk at the site is low from fluvial sources;
- There will be no increase in built footprint within Flood Zone 2;
- Sustainable drainage measures should be incorporated into the proposals to further reinforce the betterment at the site.

Following the guidelines contained within the NPPF, the proposed development could be considered suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.