

FLOOD RISK ASSESMENT

RE: 25 OAKTREE COTTAGES, BARNHAM LANE, WALBERTON, WEST SUSSEX BN180AY

12/02/20

YOUR REF: WA/6/20/HH

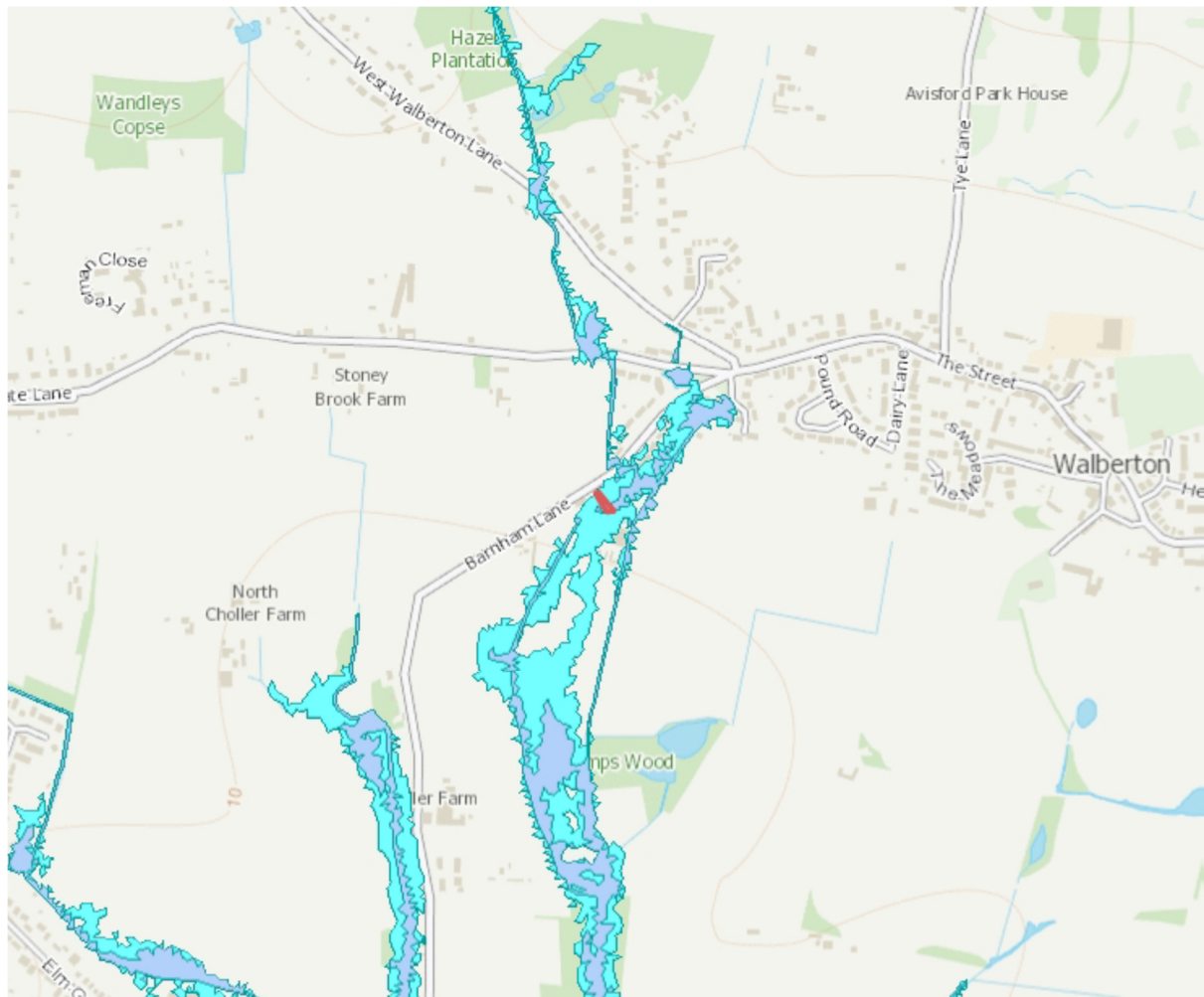
Dear Sian Eggington,

In reference to the above property and planning application, I enclose the following information supporting our basic flood risk assessment for a minor extension.

The above property, is categorized as Flood risk Zone 2 and 3, low to medium risk, from ordnance survey.

Domestic extension

Grid reference SU9643805867 (from ordnance survey map). (As identified on Environment Agency Flood map)



Map provided from environment agency report.

There is no record of any flooding to the site- From the environment agency report.-Please see attached report from environment agency.

There are no flood defences protecting this site.

Development levels for ground will be as existing ground level. Finished floor levels will be 322mm above minimum ground level to address the low to medium flood risk.

The site according to environment agency, is in a low risk, 1 in 1000 chance of surface water flooding. Existing extension to property discharges surface water outside to a current hard standing base where the water drains onto the lawn creating excessive surface water. To improve and accommodate the low to medium risk we propose to connect to a new soak away 1.5 cubic meter (this can be confirmed upon building reg drawings to follow) which is excessively more than required for the new proposed combined roof area of approx. 16sqm, as per drawings, alleviating the risk of total surface water and any future risks of flooding from surface water/run off.

We are confident from our finding we propose no further flood risk but our proposal will decrease current surface water decreasing any future risk.

All data has been collected from the Environment Agency report, which is attached to this email.