

Flood Risk Assessment

Proposed Design Replacement of Previously
Approved Coach House (Ref DM/22/2079) to include
reduction in size, double garages, security room,
carport, ground staff room and plant

Flood Risk Assessment
on Behalf of C Winn

Jan 2025

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at Lychgate Cottage, Scaynes Hill.

2. Use

- 2.1 Lychgate Cottage is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

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

Notes

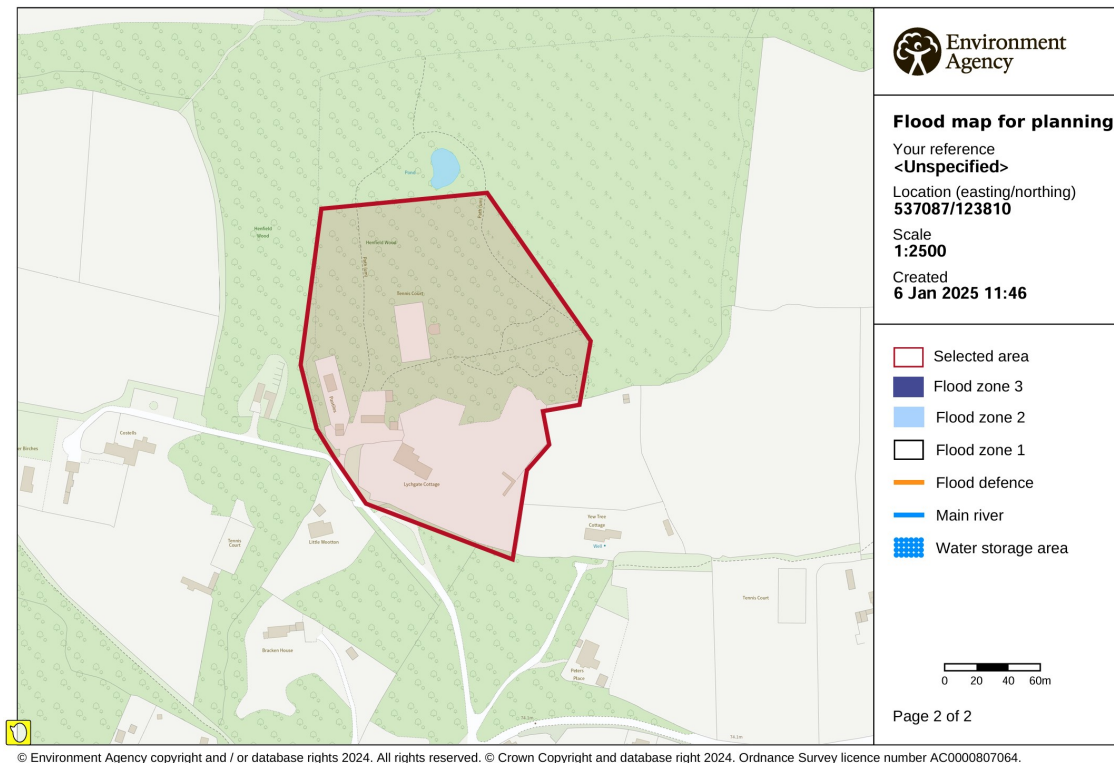
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding.

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. Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



4. Mitigation

4.1 With the property being highlighted as within a low probability of flooding, it is suggested to incorporate the following mitigation measures.

4.2 The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by a specialist, to serve the proposed outbuilding, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- Retention, where possible, of existing surface water drainage around the current outbuilding.