

Flood Risk Assessment (FRA) – To support discharge of conditions ref: DISC/26/0003 Condition 3 : more information

1. Site Information

Land West of Trickle Wood Hole Street Ashington West Sussex. Proposed temporary dwelling to be sited OS coordinates 50.926716, - 0.383809 grid ref TQ136153.

2. Proposed Development

Single-storey mobile home construction raised on pedestals Construction prefabricated as per “Granny Annexe Nicole M” designed and built by Quick Gardens UK ..

3. Flood Risk Assessment (All Sources)

Low fluvial risk (Flood zone 1 < 0.1% annual risk) shallow surface water flow path, no groundwater/sewer risk, no reservoir risk. Site is located on a sloping field East to West 30m AOD Eastern boundary down to 25m AOD at Western boundary. Appendix 1 is an Environment Agency (EA) report flood map for planning purposes indicating little or no risk of flooding for the site in total. Additionally, appendix 2 shows localized annual flooding prediction 1:30.1:100 and 1:1000 AEP.

4. Climate Change Assessment

Upper end climate 1% AEP + 45% for Climate Change storm events, suggests possible depth of flood water as 35mm + 16 mm i.e.51 mm 1 in 100 chance of flooding.

5. Flood Mitigation Measures

In the event of climate change storm events FFL at 27m AOD suggest possible flood water depth of 51mm. The dwelling is supported on 100mm pedestals providing an air gap between the dwelling floor and permeable ground.

As a precaution to mitigate flooding in the area immediately to North between dwelling and stable block will have 4 runs of 100mm perforated land drainage pipes linked to a soakaway. See appendix 3 for details.

6. Impact on Flood Risk Elsewhere

The impact of this development covering a total area <200m² (including stable block) as a percent of the overall site area 16 hectares is considered to be negligible. The flood maps shown appendix 2 are considered to be relevant for both pre and post development.

7. Residual Risks & Emergency Planning

Designated as flood zone 1 there is little or no risk of flooding at the development site. However, to ensure emergency service access to site there is a 3m wide permeable track leading from Hole Street. To ensure no flooding along the track, there is an existing watercourse ditch recently cleared to a depth of 2m below surface. The ditch is connected to the land at the midpoint via a culvert running under the access track providing surface water exceedance run off the land at the lowest point .



8. Conclusion

Development is safe from flooding, the report includes mitigation and complies with EA standing advice.

Appendix 1 -EA Flood map



Flood map for planning

TRICKLES BARN FARM, 16 February 2026 HOLE 11:32

513613/115253

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

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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.

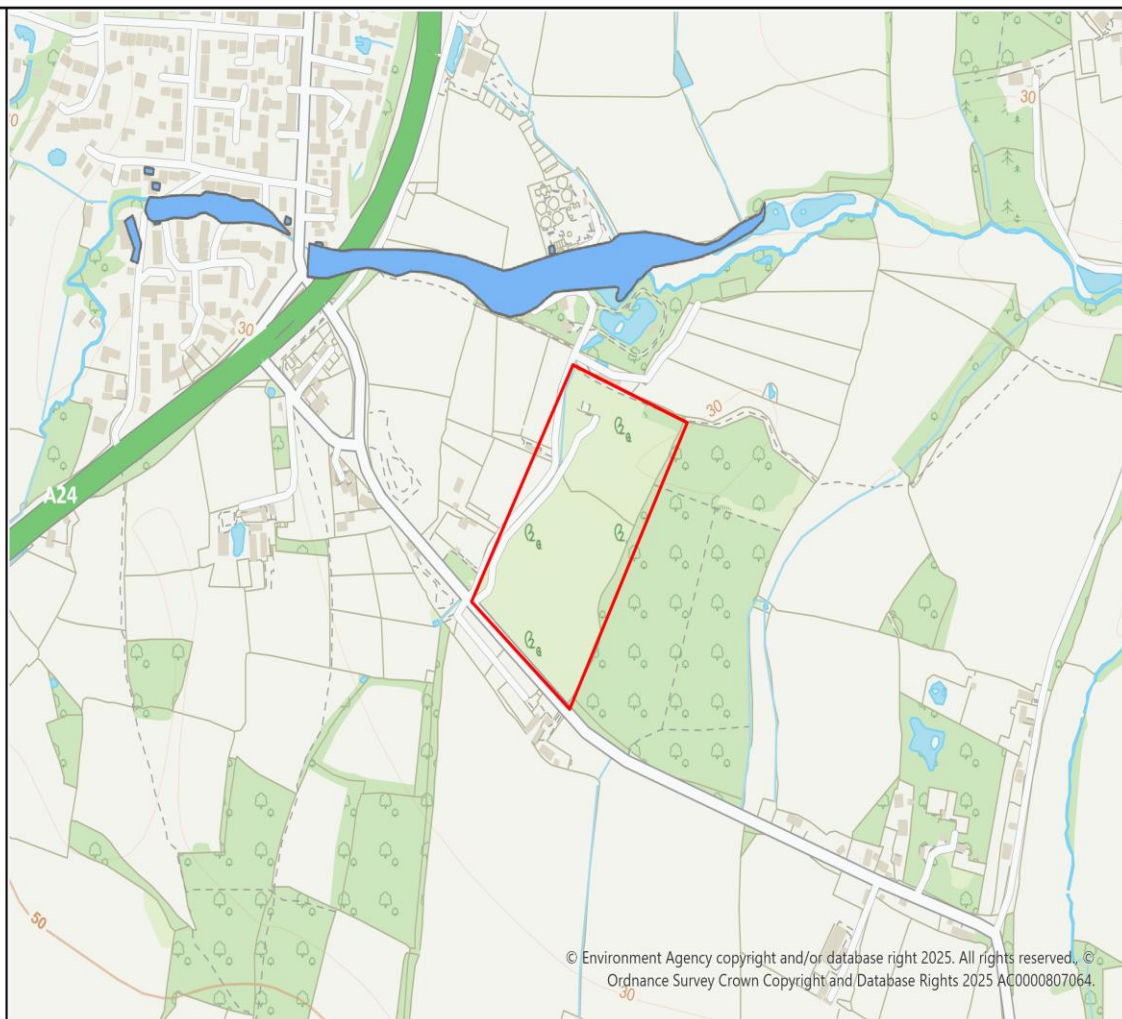
Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. [https:// www.nationalarchives.gov.uk/doc/open-government-licence/version/3](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3)

Recorded Flood Outlines. Centred RH20 3DE. Created 20/02/2026.



Recorded Flood Outlines

Site Boundary



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Scale: 1:7,500

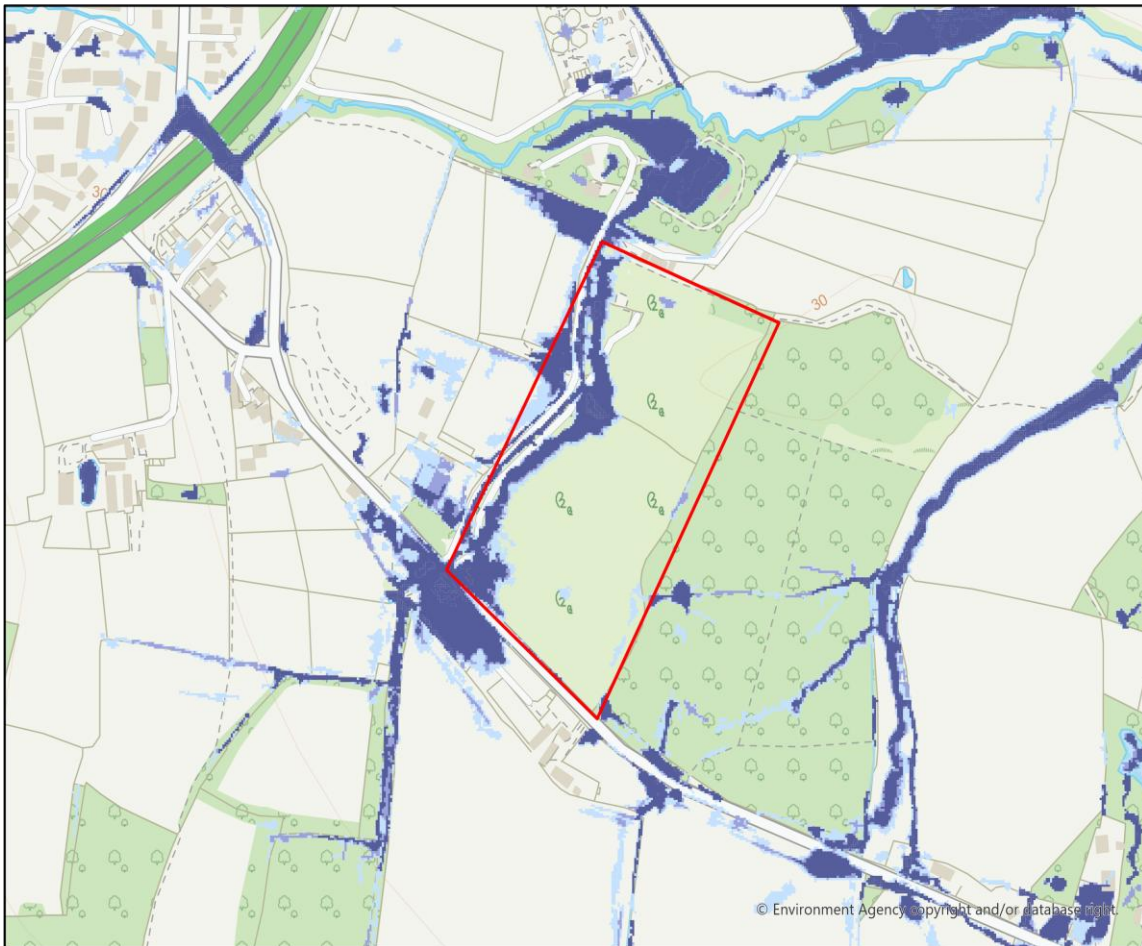
0 60 120 180 240 300
m



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Appendix 2 – Flood risk from surface water

Risk of Flooding from Surface Water. Centred RH20 3DE. Created 20/02/2026.



Risk of Flooding from Surface Water

- High ($\geq 3.3\%$)
- Medium (3.3% - 1%)
- Low (1% - 0.1%)
- Very Low

Likelihood of flooding from Surface Water

- High:** Greater than or equal to 3.3% (1 in 30) chance in any given year
- Medium:** Less than 3.3% (1 in 30) but greater than 1% (1 in 100) chance in any given year
- Low:** Less than 1% (1 in 100) but greater than 0.1% (1 in 1000) chance in any given year
- Very Low:** Less than 0.1% (1 in 1000) chance in any given year

This information is shown on the Risk of Flooding from Surface Water map on GOV.UK

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Appendix 3 – SUDS site layout detail diagram



SUDS_diagram.pdf

