FLOOD RISK ASSESSMENT

Proposed Stables and Sand School
Hyders Farm, Bonnetts Lane Ifield Crawley

27TH September 2016

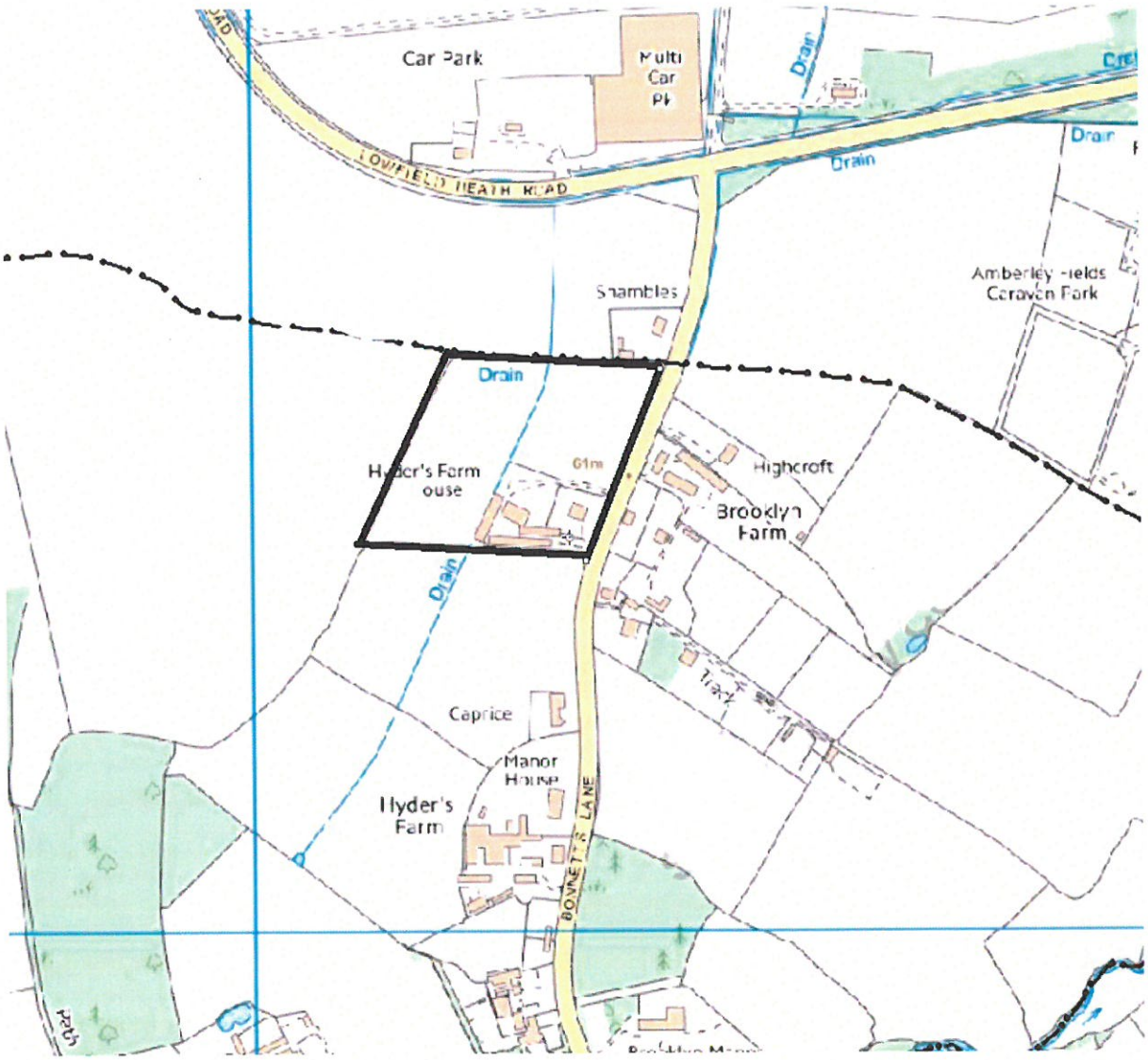
Planning Proposal:
Stable block and sandschool

Address:
Hyders Farm House
Bonnetts Lane
Ifield
Crawley
West Sussex
RH11 0NY

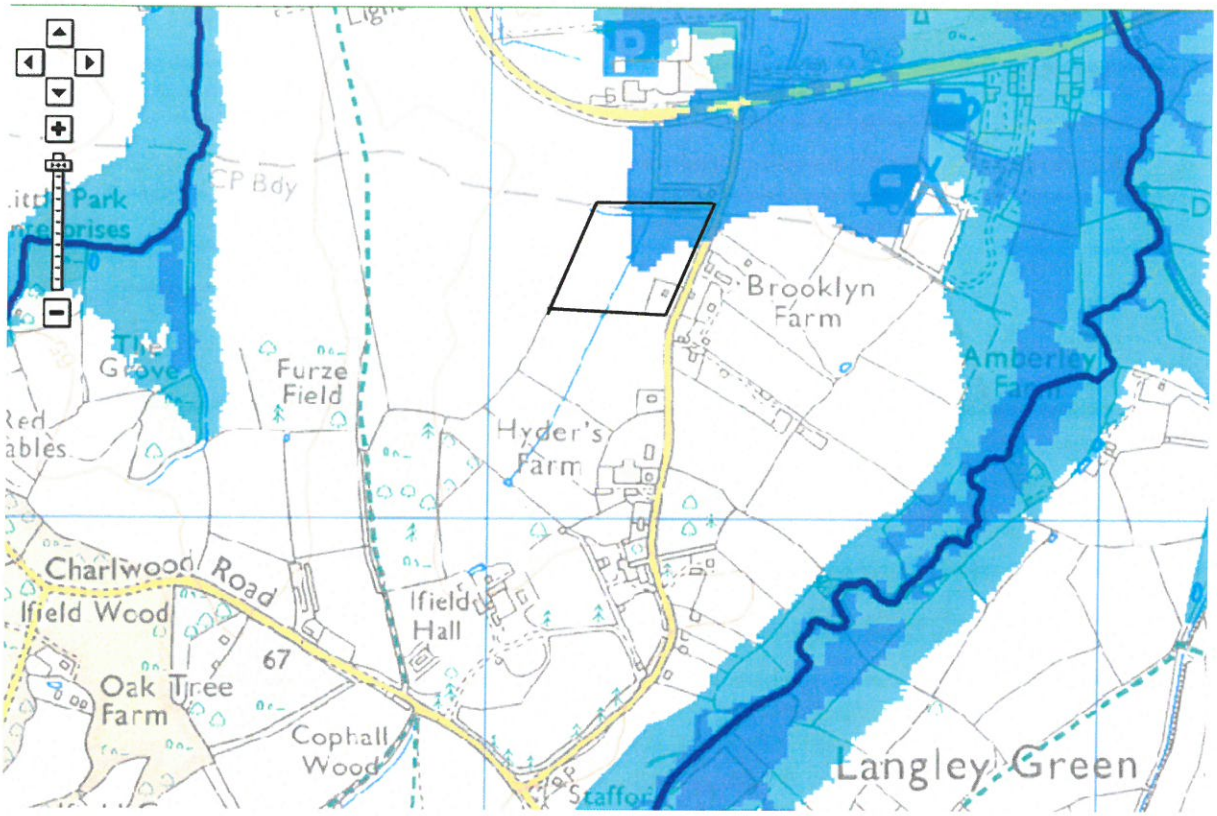
Location Plan:

Grid Ref: TQ252393

525296,139373



Flood Risk:



Approximate Site Location

Main Rivers

Flood Zone 3

Flood Zone 2

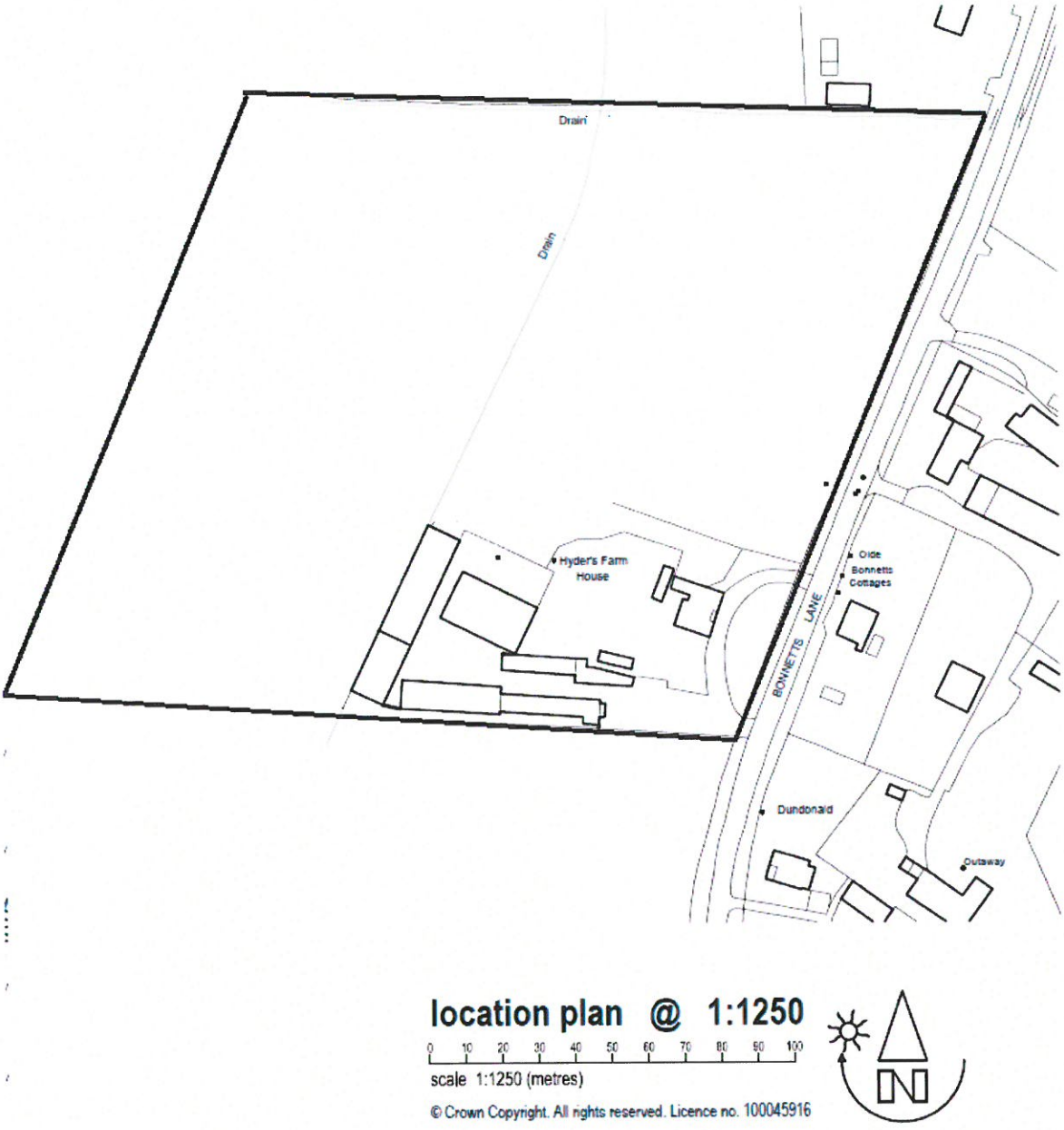
Flood Defences Areas

Benefitting from Flood Defences

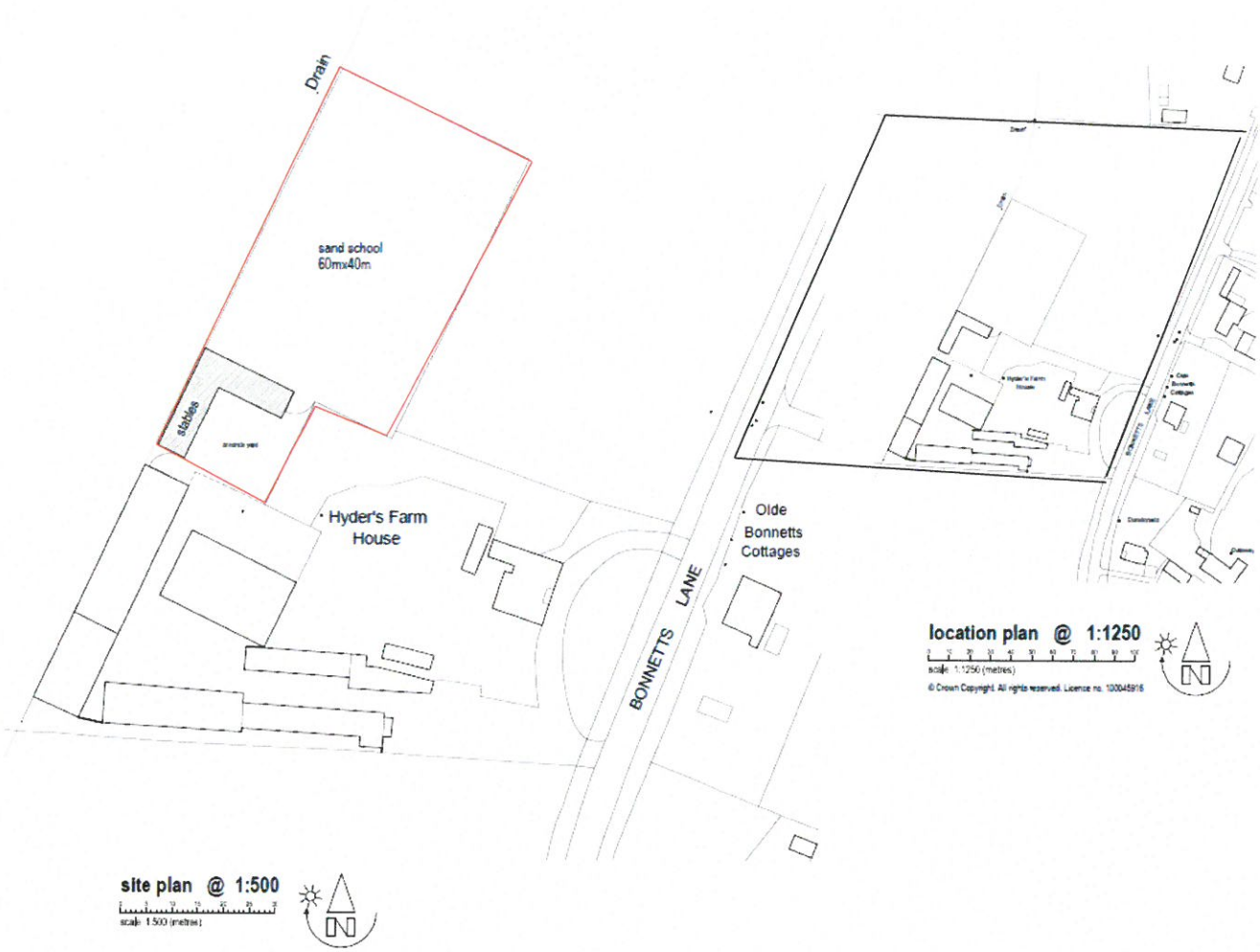
Stables and concrete base – Zone 1

Sand school – Zone 2/3

Current Site Plan:



Proposed development Location Plan:



Proposed developement Location

Identified Risk and Management for proposed Stables and Sand school:

Risk to humans – Zero - The sand school and stables will not provide any residential accommodation.

The site is remote from the coast and tidal flooding is therefore not considered significant. Flooding from this source has not therefore been considered further.

Environment Agency mapping shows the Site to be located outside an area identified at risk of flooding (in the event of a reservoir breach) from reservoirs. Moreover, there are no canals or other artificial sources of potential flood risk near to or likely to affect the Site. Flooding from this source has not therefore been considered further.

River nearby - River Mole.

The site is located to the East of the River Mole, South of Gatwick Airport. Drainage Ditches are running through the site.

Surface water will be discharged to the existing drainage ditch running alongside (North East) both the stables and Sand school.

Sand school:
Surface water from the area where the proposed sand school will be of permeable construction and would not change current water flow. It will not therefore result in an increase in surface water runoff and similarly will not increase the risk of flooding elsewhere.

The drainage ditch to be maintained to the guidelines provided by the Environment Agency.

Stables:
The stables are not a water tight construction and will have a concrete base and yard area that would have the recommended fall and drainage channels to this drainage ditch.

It is understood that no machinery will be stored within these building and equipment for equestrian use will be stored a minimum of 300mm above the 1% AEP flood level allowing for the impact of climate change of 66.34m AOD. Therefore no specific flood risk management measures are deemed necessary. However, should an electrical supply to the storage barn be provided, it is recommended that any electrical equipment or outlets are also located a minimum of 300mm above the 1% AEP flood level allowing for the impact of climate change of 66.36m AOD.

Name: R Rowe

Signed: 

Dated: 27/9/2016