Subject: Flood Risk Assessment Submission – Proposed Garden Shed (Surface Water Risk Consideration)

Dear Sir/Madam,

I am writing to submit the Flood Risk Assessment in support of the proposed small-scale garden shed within the residential property, in accordance with Adur & Worthing Council planning requirements. Although the site is not located within a defined Flood Zone, it is identified within the future surface water flood extent, taking into account climate change allowances, as highlighted within the Adur & Worthing Strategic Flood Risk Assessment (SFRA 2024), Appendix G – Surface Water Flood Risk with Climate Change Allowances. In line with this, the assessment has been prepared following the Council's Flood Risk Standing Advice and relevant national planning policy guidance.

The proposed development consists of a small, non-habitable timber garden shed located within an existing landscaped garden area. The structure has a minimal footprint and will not introduce any significant additional impermeable surfacing. Existing site levels and natural drainage patterns will be retained, and no diversion of overland flow routes is proposed. The shed will be positioned on a slightly raised base to ensure resilience against temporary surface water accumulation during extreme rainfall events.

In accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), the proposal is classified as "less vulnerable development" with very low sensitivity to flood risk. Given the scale and nature of the development, the proposal falls within Flood Risk Vulnerability Classification – Water-Compatible / Less Vulnerable Minor Development, and is considered appropriate under the Sequential and Exception Test principles for minor works of this nature.

Based on the above, and having regard to Adur & Worthing SFRA 2024 (Appendix F & G), the overall flood risk is considered low, and the proposal will not increase flood risk either on-site or off-site. The development is therefore considered compliant with local and national flood risk policy requirements.

We trust this submission satisfies the Council's requirements for flood risk consideration for minor development. Should further clarification or additional information be required, please do not hesitate to contact me.

Yours faithfully,

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