

Flood Risk Assessment

Householder Development
19 Western Close, Lancing, West Sussex

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application for a single-storey rear extension and roof conversion at 19 Western Close, Lancing.

The assessment has been prepared in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (Flood Risk and Coastal Change), and Environment Agency guidance. It considers all relevant sources of flood risk, with particular regard to surface water flooding and the potential effects of climate change, and identifies mitigation measures proportionate to the scale and nature of the development.

2. Site Location and Description

The site comprises an existing residential dwelling located within an established residential area of Lancing. The property is currently in residential use (Use Class C3) and consists of a semi-detached bungalow. The site slopes gently from west to east. The existing finished floor level is raised above surrounding ground levels by approximately 280 mm at the front of the property and up to 900 mm at the rear.

The proposed development comprises a ground floor rear extension (at the existing ground floor level) and a roof conversion comprising a hip to gable roof extension to the southern slope and a full width rear dormer.

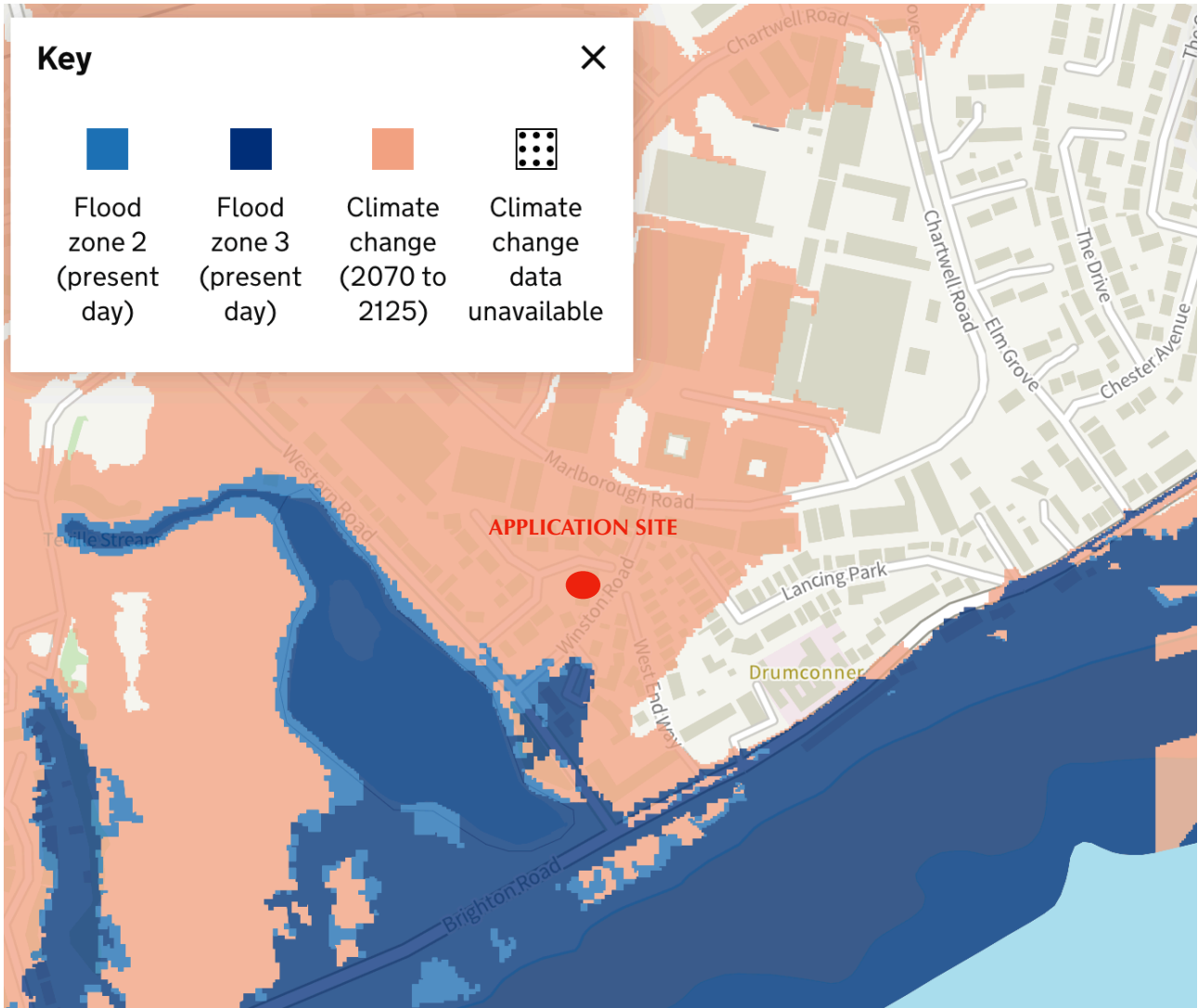
No changes are proposed to the site boundaries or access arrangements.

3. Flood Risk Assessment

3.1 Current Flood Risk Assessment

The Environment Agency Flood Map for Planning indicates that the site lies within **Flood Zone 1**, defined as land having a less than 0.1% annual probability of flooding from rivers or the sea.

The proposed development is classified as minor development and is appropriate in Flood Zone 1. Flood risk from fluvial and tidal sources is therefore considered low and no further detailed assessment of these sources is considered necessary for a development of this scale.



3.2 Consideration of Climate Change

This location is at risk from flooding from rivers or the sea when climate change is taken into account:

- from rivers for the period 2070 to 2125
- from the sea (tidal flooding) by the year 2125
- potentially from more intense rainfall events leading to higher surface water runoff

Although the site is currently located within Flood Zone 1, these factors have been considered in the design of the proposed development, particularly in relation to surface water management and resilience measures.

4. Sequential and Exception Tests

The proposal constitutes minor development within Flood Zone 1. In accordance with Planning Practice Guidance, minor development is exempt from the Sequential Test and the Exception Test is not required.

5. Flood Risk Mitigation Measures

Mitigation measures have been incorporated to address surface water flood risk and climate change, ensuring the development remains safe and does not increase flood risk elsewhere. The measures proposed are proportionate to the scale and nature of the development.

5.1 Finished Floor Levels

The finished floor level of the proposed extension will be set no lower than the existing finished floor level of the dwelling and will remain above adjacent external ground levels.

This approach provides a reasonable level of resilience to shallow surface water ponding during extreme rainfall events and is proportionate to the scale of development and level of risk identified.

5.2 Surface Water Drainage

Surface water runoff from the proposed extension will be managed in accordance with the drainage hierarchy and will include:

- Permeable paving for new hardstanding where practicable,
- On-site attenuation crates located within the back garden,
- Grading of external paving to direct runoff away from the building,
- Any discharge to the existing surface water system will be:
 - Restricted to existing runoff rates,
 - Designed to accommodate a 40% allowance for climate change.

These measures will ensure that the development does not increase peak runoff rates or flood risk to neighbouring properties.

5.3 Flood Resilience Measures

Given the presence of mapped surface water flood risk within the wider area, proportionate flood-resilient construction measures will be incorporated.

These will include, where practicable:

- Solid concrete or screeded floors,
- Closed-cell insulation below slab level,
- Moisture-resistant plasterboard or sacrificial lower wall linings,
- Tiled or sealed floor finishes at ground floor level,
- Positioning of electrical sockets, controls, and services above potential flood depths where reasonably practicable.

These measures are intended to reduce potential damage and facilitate rapid recovery in the unlikely event of flooding.

5.4 Safe Access and Egress

The proposed development does not alter existing access arrangements to the site. Available mapping indicates that surface water flooding in the area is generally shallow and short-

duration in nature, and safe access is expected to be maintained during extreme rainfall events.

The proposed roof conversion also provides additional upper-floor accommodation, which could serve as a place of refuge if required.

6. Impact of Climate Change

The potential impacts of climate change have been considered within this assessment. Increased rainfall intensity has been accounted for in the surface water drainage design through the inclusion of a 40% climate change allowance.

On this basis, and taking account of the scale and nature of the development, the proposal is considered to be safe for its lifetime in accordance with national planning policy.

7. Flood Risk Elsewhere

The proposed development will not increase flood risk elsewhere. The extension does not encroach into floodplain storage, will not alter existing overland flow paths, and surface water runoff will be controlled to existing rates.

The incorporation of appropriate drainage and resilience measures ensures compliance with national and local policy.

8. Conclusion

This Flood Risk Assessment demonstrates that the site lies within Flood Zone 1 and that the proposed householder development is appropriate in flood risk terms. Surface water risk, including the effects of climate change, has been considered and addressed through proportionate mitigation measures.

The development will be safe for its lifetime, will not increase flood risk elsewhere, and complies with national policy and Adur District Council validation requirements.

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	517503/103563	6 February 2026 21:48

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)

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>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
517503/103563

Scale
1:2,500

Created
6 Feb 2026 21:48

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

