

## **Flood Risk Assessment (FRA) template**

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### **1 Site description**

#### **1.1 Site address**

90 Upper Brighton Road, Sompting, West Sussex, BN15 0LB.

#### **1.2 Vulnerability classification**

The proposal is a single-storey side/rear extension to an existing dwellinghouse (Use Class C3), providing an enlarged kitchen/dining space with bi-fold doors to the rear garden, as shown on drawings KD.1930/A.101 and A.201. Under NPPF Annex 3, a dwellinghouse (and extensions to it) is classified as 'More vulnerable' development. The extension is single storey, does not create a self-contained unit, does not intensify the use of the site, and contains no sleeping accommodation – the existing bedrooms are unaffected. Occupation is residential/permanent, year-round, with no particular mobility or physical impairment considerations beyond those normally associated with a private dwelling.

#### **1.3 Flood zone incompatibility**

Flood Zone 1 (land assessed as having a low probability of flooding from rivers and the sea). There is therefore no flood zone incompatibility associated with this proposal.

#### **1.4 Lifetime of development**

As a residential extension, the development takes the lifetime of the existing dwelling, consistent with the minimum 100-year design life applied to residential development under the Planning Practice Guidance.

#### **1.5 Local Plan policies and SFRA recommendations**

The site falls within the administrative area of Adur & Worthing Councils. Reference has been made to the Adur Local Plan flood risk policy and the Adur & Worthing Strategic Flood Risk Assessment (SFRA). The SFRA does not identify this site as a strategic allocation or as being subject to any specific flood risk constraint, consistent with its location in Flood Zone 1. The proposal, a minor extension to an existing dwelling, accords with the Local Plan's flood risk policy and raises no conflict with SFRA recommendations. [To be cross-checked by the architect against the current adopted Local Plan policy reference prior to submission.]



## 2 Assess flood risk

### 2.1 Existing site

The existing site is occupied by a single-storey detached bungalow with an attached garage, front driveway/hardstanding and a rear garden, within an established residential area. The site is generally level, typical of the surrounding plots on Upper Brighton Road and Beeding Close. There are no watercourses, ponds, or other water bodies on or adjacent to the site. Foul and surface water drainage currently connect to the existing mains/drainage network serving the dwelling. The applicant has no knowledge of the site having previously flooded from any source.

### 2.2 Fluvial flood risk

#### 2.2.1 Design flood event

n/a

#### 2.2.2 Residual fluvial risk

n/a

### 2.3 Tidal flood risk

#### 2.3.1 Design flood event

n/a

#### 2.3.2 Residual tidal risk

n/a

### 2.4 Surface water flood risk

#### 2.4.1 Design flood event

surface water flood risk is expected to remain low and capable of being managed through conventional site drainage.

#### 2.4.2 Residual risk

Given the low surface water risk profile described at 2.4.1, residual surface water risk (e.g. in a rarer, more extreme rainfall event) is considered low. No history of surface water flooding affecting the dwelling is known to the applicant, and standard drainage design for the new roof area is considered adequate to manage residual risk.

## 2.5 Sewer flood risk

No history of sewer flooding at the property is known to the applicant, and no DG5 (sewer flooding register) records specific to the site have been identified within this proportionate assessment. Foul and surface water drainage from the extension will connect into the existing drainage arrangements serving the dwelling, which currently operate satisfactorily. There is no evidence of capacity constraints in the local sewer network that would affect this minor extension.

## 2.6 Groundwater flood risk

The proposed extension is a single-storey, ground-bearing structure with no basement or other below-ground habitable accommodation. Groundwater flooding is therefore not considered a significant risk factor for this development, and no history of groundwater flooding at the property is known to the applicant.

## 2.7 Reservoir flood risk

The GOV.UK long-term flood risk checker does not identify the site as being at risk of flooding from reservoirs. Reservoir flood risk is not considered a relevant factor for this minor householder extension.

## 2.8 Canals and other artificial sources of flood risk

There are no canals, lakes, ponds, docks or other artificial water bodies on or adjacent to the site. Not applicable.

## 2.9 Coastal erosion risk implications on tidal flood risk

n/a

## 2.10 Interactions of various sources

n/a

## 2.11 Design flood level according to all the sources identified

As the site lies within Flood Zone 1 and no other significant flood risk source has been identified, no design flood level applies to this development. The existing and proposed finished floor levels (matching the existing dwelling) are considered appropriate to the site's flood risk profile.

## 2.12 Exception Test

n/a

2.13 Summary of flood risks

|     |
|-----|
| n/a |
|-----|

**3 Avoid flood risk**

**3.1 Evidence of the Sequential Test**

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| n/a |
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**3.2 Sequential Approach**

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| n/a |
|-----|

## 4 Control flood risk

### 4.1 Proposed site levels

The proposed extension will be constructed with a finished floor level matching that of the existing dwelling, with no significant raising or lowering of ground levels elsewhere on the site. As the site is within Flood Zone 1 with no other significant flood risk identified, no flood-related freeboard allowance (e.g. 600mm above design flood level) is required; floor levels have been set to match the existing property for practical, access and building-continuity reasons.

### 4.2 Flood flow route

n/a

### 4.3 Existing or proposed flood risk management infrastructure

v/a

## 5 Mitigate flood risk

### 5.1 Risk to people

Given the site's location in Flood Zone 1 and the absence of any other significant flood risk source, risk to people from flooding – both within the extension and along the existing means of access/escape via the driveway to Upper Brighton Road – is considered negligible.

### 5.2 Risk to property/building

As no flood risk has been identified at this site, no specific flood resistance or resilience measures (e.g. flood-resistant materials, non-return valves) are considered necessary. The extension will be built using conventional masonry/cavity construction appropriate to its low flood risk setting.

### 5.3 Risk to essential services

n/a

### 5.4 Floodplain storage and conveyance compensation

n/a

### 5.5 Surface water management

Surface water from the new roof area will be managed via rainwater goods connected to the existing surface water drainage arrangements serving the dwelling [soakaway/existing surface water sewer connection – to be confirmed by the architect/drainage designer and added here prior to submission]. Given the modest scale of the extension, built largely over existing garden ground within an already-developed residential plot, the increase in impermeable area is minor and surface water runoff rates are not expected to increase materially, consistent with the drainage hierarchy in the non-statutory technical standards for sustainable drainage.

## **6. Manage flood risk**

### **6.1 Safe access and escape**

Safe access to and from the property is provided via the existing driveway and pedestrian access onto Upper Brighton Road, which is not affected by flooding. Given the site's Flood Zone 1 status, safe access and escape is not considered a constraint for this development.

### **6.2 Evacuation plan**

Not applicable/not required. Given the site's Flood Zone 1 status and the negligible flood risk identified throughout this assessment, no site-specific flood evacuation plan is considered necessary for this minor householder extension.

### **6.3 Residual flood risk**

Residual flood risk (e.g. from an extreme event exceeding the 0.1% annual probability standard, or from failure of flood risk management infrastructure) is considered negligible, given the site's location in Flood Zone 1, away from any main river, the sea, or an at-risk reservoir. No specific residual risk mitigation measures are proposed or considered necessary.

### **6.4 Betterment provision**

Not applicable, as the Exception Test does not apply to this proposal (see 2.12). No specific betterment requirement for minor householder development of this nature in Flood Zone 1 has been identified in the Adur Local Plan.

## 7. Summary of measures

This Flood Risk Assessment has been prepared on a basis proportionate to the scale of the development, in line with the Environment Agency's advice for minor household extensions. The proposed single-storey side/rear extension at 90 Upper Brighton Road, Sompting lies within Flood Zone 1, and no other significant source of flood risk (surface water, sewer, groundwater, reservoir or artificial sources) has been identified. As no flood risk avoidance, control, mitigation or management measures are required to make the development safe, the proposal is considered acceptable in flood risk terms, subject to conventional site drainage arrangements being provided for the new roof area as set out at 5.5.