

Flood Risk Assessment (FRA) template

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1 Site description

1.1 Site address

15 Sherbrooke Close, Worthing, BN13 2TW

1.2 Vulnerability classification

The development comprises a residential annexe ancillary to the main dwellinghouse. The development is classified as 'More Vulnerable' development within the Planning Practice Guidance flood risk vulnerability classification

1.3 Flood zone incompatibility

The site lies within Flood Zone 1 and the proposed development is compatible with the flood zone designation

1.4 Lifetime of development

A residential development lifetime of 100 years has been assumed

1.5 Local Plan policies and SFRA recommendations

The application has regard to the National Planning Policy Framework, Planning Practice Guidance relating to flood risk and the Adur & Worthing Strategic Flood Risk Assessment 2024.

The SFRA mapping indicates a potential future increase in surface water flood susceptibility associated with climate change scenarios. This FRA therefore considers surface water flood risk in proportion to the scale and nature of the development.

2 Assess flood risk

2.1 Existing site

The application relates to the retrospective conversion of an existing garage to a residential annexe within the established residential curtilage of 15 Sherbrooke Close.

No extension to the building footprint is proposed and there are no significant alterations to existing ground levels or drainage arrangements.

2.2 Fluvial flood risk

2.2.1 Design flood event

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding.

2.2.2 Residual fluvial risk

No significant residual tidal flood risk has been identified.

2.3 Tidal flood risk

2.3.1 Design flood event

Not applicable

2.3.2 Residual tidal risk

Not applicable

2.4 Surface water flood risk

2.4.1 Design flood event

The Environment Agency Flood Map for Planning does not identify the site within the mapped 1 in 100 annual probability surface water flood extent.

However, the Adur & Worthing SFRA 2024 identifies a potential increase in susceptibility to surface water flooding in future climate change scenarios.

The proposal relates solely to the change of use and conversion of an existing structure and would not increase impermeable coverage, alter flood flow routes or materially increase surface water runoff.

2.4.2 Residual risk

Residual surface water flood risk is considered low. In the unlikely event of exceedance rainfall events, occupants would have access to higher ground within the existing dwellinghouse and surrounding highway network

2.5 Sewer flood risk

No known history of sewer flooding has been identified at the site

2.6 Groundwater flood risk

No significant groundwater flood risk has been identified.

2.7 Reservoir flood risk

The site is not identified within an area at significant risk from reservoir failure.

2.8 Canals and other artificial sources of flood risk

No significant flood risk from canals or artificial water bodies has been identified.

2.9 Coastal erosion risk implications on tidal flood risk

The site is not affected by coastal erosion risk.

2.10 Interactions of various sources

No significant interaction between flood sources has been identified

2.11 Design flood level according to all the sources identified

No site-specific finished floor level changes are proposed as part of the development.

2.12 Exception Test

The Exception Test is not required as the development is located within Flood Zone 1.

2.13 Summary of flood risks

The site is located within Flood Zone 1. The principal potential source of flooding relates to theoretical future surface water flooding scenarios associated with climate change modelling within the SFRA.

The proposal is limited in scale, involves the conversion of an existing building, and would not materially increase flood risk on or off site.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The site forms part of an existing residential curtilage and contains an existing building.
The proposal is retrospective and site specific in nature.

3.2 Sequential Approach

The proposal utilises an existing structure within an established residential area and does not introduce development into a higher flood risk area

4 Control flood risk

4.1 Proposed site levels

No changes to site levels are proposed.

4.2 Flood flow route

The proposal would not obstruct existing overland flow routes.

4.3 Existing or proposed flood risk management infrastructure

No specific flood defence infrastructure is proposed or required.

5 Mitigate flood risk

5.1 Risk to people

The development is ancillary to the existing dwelling and would provide safe refuge and evacuation opportunities via the main dwellinghouse and surrounding highway network.

5.2 Risk to property/building

The proposal relates to an existing building and does not materially increase flood vulnerability.

5.3 Risk to essential services

No critical infrastructure is proposed.

5.4 Floodplain storage and conveyance compensation

Not applicable. The site lies within Flood Zone 1 and no floodplain storage would be displaced.

5.5 Surface water management

The proposal would not increase impermeable area or surface water runoff rates.

6. Manage flood risk

6.1 Safe access and escape

Safe access and egress would remain available via the existing residential access arrangements.

6.2 Evacuation plan

No formal evacuation plan is considered necessary given the scale and nature of the proposal

6.3 Residual flood risk

Residual flood risk is considered low

6.4 Betterment provision

The proposal represents a neutral impact in flood risk terms

7. Summary of measures

The proposal comprises the conversion of an existing garage to ancillary residential accommodation. The site lies within Flood Zone 1.

Whilst the SFRA identifies potential future surface water susceptibility associated with climate change modelling, the proposal would not increase building footprint, impermeable coverage, runoff rates or flood risk elsewhere.

The development is therefore considered acceptable in flood risk terms.

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