

Flood Risk Assessment (FRA) template

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1 Site description

1.1 Site address

48 Lime Tree Avenue,
Worthing
West Sussex
BN14 0DP

512962,106887

1.2 Vulnerability classification

The site is an existing single dwellinghouse in residential use, which falls within the 'More Vulnerable' category as defined by NPPF Annex 3.

The proposed development does not introduce a new dwelling, does not intensify the existing use, and does not increase the vulnerability of occupants to flooding.

The dwelling is occupied year-round.

1.3 Flood zone incompatibility

The Environment Agency Flood Map for Planning indicates that the site lies within Flood Zone 1 (Low Probability).

The proposed development is compatible with Flood Zone 1 in accordance with Table 2 of the Planning Practice Guidance (PPG).

No Flood Zone incompatibility arises.

1.4 Lifetime of development

The development is residential and permanent in nature.

In line with PPG guidance, the lifetime of development is assumed to be 100 years.

1.5 Local Plan policies and SFRA recommendations

Relevant flood risk policies within the Worthing Borough Council Local Plan and Strategic Flood Risk Assessment (SFRA) have been reviewed.

The site lies in Flood Zone 1 and is not identified as being at risk from fluvial, tidal, surface water, groundwater, reservoir, or other sources of flooding within the SFRA mapping.

The proposal accords with local flood risk policy objectives by:

- Avoiding development in areas of flood risk
- Not increasing flood risk elsewhere
- Maintaining existing drainage arrangements

2 Assess flood risk

2.1 Existing site

The site is an existing residential plot with an established dwelling and garden.

- No watercourses are present on or adjacent to the site
- No flood defences are present or relied upon
- No culverts, ditches, or artificial drainage channels are present
- Existing ground levels are unchanged as part of the proposal

2.2 Fluvial flood risk

2.2.1 Design flood event

The site is not at risk of fluvial flooding.

- Flood Zone 1 confirmed via EA Flood Map for Planning
- No recorded historic river flooding affecting the site
- No nearby main rivers or ordinary watercourses

No assessment of flood depth, velocity, hazard, or duration is required.

2.2.2 Residual fluvial risk

There is no residual fluvial flood risk, as the site does not rely on flood defences and is not within an area affected by river flooding.

2.3 Tidal flood risk

2.3.1 Design flood event

The site is not at risk of tidal flooding.

- Located inland
- Outside tidal Flood Zones
- No historic tidal flood events recorded

2.3.2 Residual tidal risk

There is no residual tidal flood risk.

2.4 Surface water flood risk

2.4.1 Design flood event

The EA surface water flood risk mapping indicates no significant surface water flood risk affecting the site.

No historic surface water flooding has been recorded for the site.

The proposal does not materially alter site drainage or ground levels.

2.4.2 Residual risk

Residual surface water flood risk is considered low.

Standard good practice measures will be maintained, including:

- Retention of permeable garden areas
- Connection to existing drainage infrastructure

2.5 Sewer flood risk

There is no evidence of historic sewer flooding affecting the site.

2.6 Groundwater flood risk

The proposal does not include:

- Basements
- Below-ground structures

Groundwater flooding risk is therefore considered negligible.

2.7 Reservoir flood risk

EA reservoir flood mapping indicates the site is not at risk of reservoir flooding.

2.8 Canals and other artificial sources of flood risk

There are no canals, lakes, ponds, or artificial water bodies on or adjacent to the site.

2.9 Coastal erosion risk implications on tidal flood risk

The site is not within a Coastal Change Management Area and is not affected by coastal erosion processes.

2.10 Interactions of various sources

Given the absence of identified flood risks, no interactions between flood sources are anticipated.

2.11 Design flood level according to all the sources identified

No design flood level applies, as the site is not affected by any source of flooding.

2.12 Exception Test

The Exception Test is not required, as:

- The site lies within Flood Zone 1
- The development type is appropriate and compatible

2.13 Summary of flood risks

Source of flooding	Design flood risk	Residual risk
Fluvial	None	None
Tidal	None	None
Surface water	Low	Low
Sewer	Low	Low
Groundwater	None	None
Reservoir	None	None

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The Sequential Test does not apply.

This is a minor householder development located wholly within Flood Zone 1, consistent with NPPF paragraph 175 and footnote 62.

3.2 Sequential Approach

All built development is located in areas of lowest flood risk.

No vulnerable elements are placed in areas at risk of flooding.

4 Control flood risk

4.1 Proposed site levels

The proposal does not involve changes to site ground levels.

Finished floor levels will remain consistent with the existing dwelling.

4.2 Flood flow route

The development does not obstruct or alter flood flow routes.

4.3 Existing or proposed flood risk management infrastructure

The development does not rely on any flood risk management infrastructure.

5 Mitigate flood risk

5.1 Risk to people

Risk to occupants is negligible due to absence of flood risk.

5.2 Risk to property/building

Flood risk to the property is negligible.

Standard construction practices are sufficient.

5.3 Risk to essential services

Essential services will remain above ground level and are not at risk of flooding.

5.4 Floodplain storage and conveyance compensation

No floodplain storage is affected.

Compensatory storage is not required.

5.5 Surface water management

Existing drainage arrangements will be retained.

6. Manage flood risk

6.1 Safe access and escape

Safe access and egress is available at all times.

No flood hazard to access routes.

6.2 Evacuation plan

A formal evacuation plan is **not required** due to the absence of flood risk.

6.3 Residual flood risk

Residual flood risk is **negligible**.

6.4 Betterment provision

Flood risk betterment measures are not required, as the site is not within an area of flood risk.

7. Summary of measures

The proposed development:

- Avoids flood risk through location in Flood Zone 1
- Does not increase flood risk elsewhere
- Requires no mitigation or management measures beyond standard practice