

Flood Risk Assessment – 26 Lavington Road, Worthing

1. Site Location and Context

The application site is **26 Lavington Road, Worthing**, an established residential property situated within a street of early 20th-century dwellings. Some properties remain as single houses, while others—such as No. 26—were subdivided into multiple units over time.

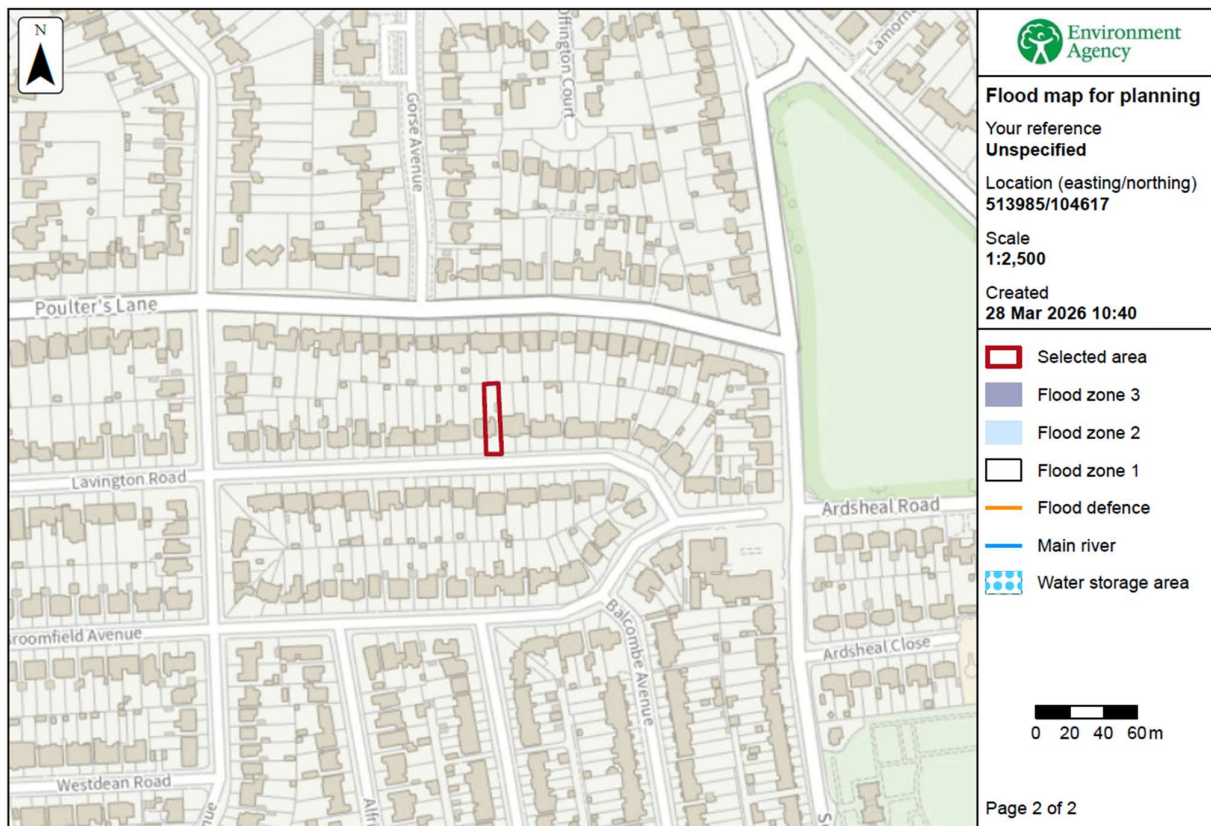
The proposal seeks **no new building work, no extensions, and no increase in footprint**. It simply reinstates the building from two flats back into a **single dwelling house**, returning it to its original residential use.

2. Flood Zone Classification

Environment Agency Flood Map for Planning confirms:

- The site lies within **Flood Zone 1** (*Low probability of flooding; less than 1 in 1,000 annual chance of river or sea flooding.*)

This classification means the site is at **low risk** from fluvial and tidal flooding.



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3. Surface Water Flood Risk

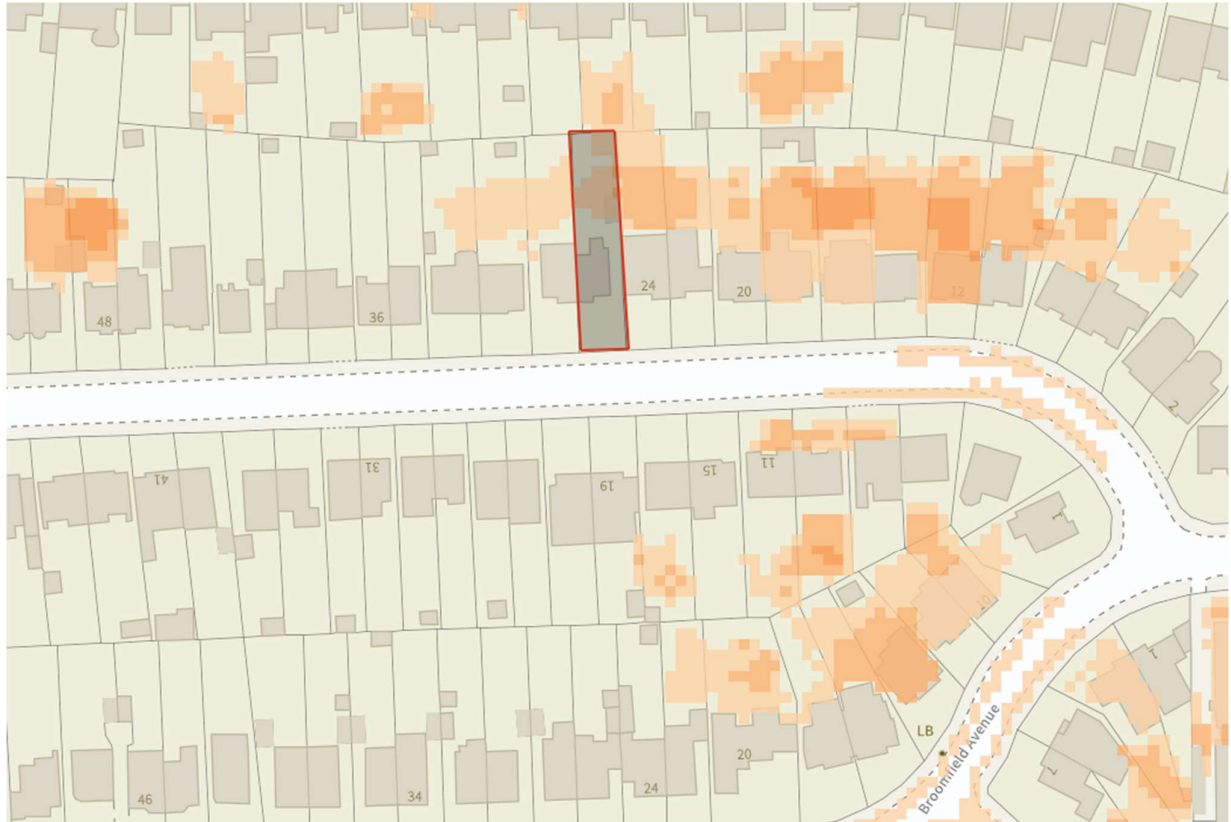
Current Environment Agency surface water modelling shows:



- **No present risk** of surface water flooding affecting the building footprint.
- No identified issues with surface water drainage affecting the dwelling or access to Lavington Road.

Future modelling (2061 climate scenario) indicates:

- A **degree of surface water risk within the rear garden only**.
- This is confined to the amenity space and **does not affect the dwelling**, entrances, or safe access/egress.
- No risk is identified to the building footprint or to occupant safety.



4. Groundwater, Sewer, and Artificial Source Flood Risk

- The site is in an area of **low susceptibility** to groundwater flooding.
- No historic sewer flooding incidents are recorded for this part of Worthing.
- There are no reservoirs, canals, or artificial water bodies nearby that pose a flood risk.

5. Nature of the Proposed Development

The proposal consists solely of:

- Reinstating the existing building from **two flats back into one dwelling house**.
- No increase in occupancy beyond typical residential use.
- No change to the building footprint, external envelope, or drainage infrastructure.

This type of development **does not increase flood vulnerability, does not intensify land use, and does not alter flood pathways.**

6. Flood Risk Implications

Given that:

- The site is within **Flood Zone 1**,
- The dwelling itself is **unaffected** by present or future flood modelling,
- Access to and from the property remains **safe and unobstructed**,
- The proposal involves **no physical development, no extensions, and no increase in impermeable area**,
- The building is already in residential use and is simply being reverted to its original configuration,

there is **no mechanism by which the proposal could increase flood risk** either on-site or off-site.

7. Proportionality of Assessment

The National Planning Policy Framework (NPPF) requires Flood Risk Assessments to be proportionate to the scale and nature of development.

This proposal:

- Does not introduce new built form,
- Does not intensify development,
- Does not alter drainage,
- Does not increase occupancy beyond typical residential levels,
- Does not affect floodplain storage or flow routes.

Accordingly, a **simple, proportionate FRA**—as provided here—is entirely appropriate and meets the requirements of the NPPF and associated guidance.

8. Conclusion

The site is at **low flood risk**, the dwelling is unaffected by present or future modelling, and the proposal does not alter the building footprint or introduce any additional vulnerability.

The reinstatement of the property to a single dwelling house:

- **Does not increase flood risk,**
- **Does not require additional mitigation, and**
- **Does not justify a more detailed Flood Risk Assessment.**

This assessment is therefore considered **sufficient and appropriate** for the application being submitted.