

Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

19 Chelwood Avenue, Worthing, West Sussex, BN12 4QP

1.2 Vulnerability classification

Less vulnerable / ancillary domestic structure

1.3 Flood zone incompatibility

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1.4 Lifetime of development

10-15 years

1.5 Local Plan policies and SFRA recommendations

The proposed development has been reviewed against the relevant flood risk policies contained within the Local Plan and Strategic Flood Risk Assessment (SFRA).

The proposal comprises a small open-sided summerhouse ancillary to the existing dwelling. The structure does not provide habitable accommodation, sleeping accommodation or any form of refuge during flood events. The development does not involve raising ground levels, introducing impermeable surfacing, displacing flood storage capacity or otherwise increasing flood risk on or off the site.

The open-sided nature of the structure allows flood water, should it occur, to pass freely through the building without creating an obstruction to flood flows.

It is therefore considered that the proposal accords with the objectives of the Local Plan and SFRA recommendations relating to flood risk, as the development will not increase flood risk, will not adversely affect flood storage or flood conveyance, and does not place occupants at increased risk from flooding.

2 Assess flood risk

2.1 Existing site

The site forms part of the residential curtilage of an existing dwelling. The proposal comprises a small open-sided summerhouse ancillary to the dwelling. The site lies outside Environment Agency Flood Zones 2 and 3. The Adur & Worthing Strategic Flood Risk Assessment (2024) identifies the site as being within an area of potential future surface water flood risk when climate change allowances are taken into account.

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 flooding from rivers.

2.2.2 Residual fluvial risk

Residual fluvial flood risk is considered low. The proposal will not increase flood risk elsewhere.

2.3 Tidal flood risk

2.3.1 Design flood event

The site is not identified as being at significant risk from tidal flooding.

2.3.2 Residual tidal risk

Residual tidal flood risk is considered low.

2.4 Surface water flood risk

2.4.1 Design flood event

The Adur & Worthing Strategic Flood Risk Assessment (2024) identifies the site as being within an area that may be affected by future surface water flooding when climate change allowances are considered. The proposal comprises a small open-sided structure with a limited footprint and no habitable accommodation.

2.4.2 Residual risk

Residual surface water flood risk is considered acceptable. The development will not increase surface water runoff, alter existing drainage patterns or increase flood risk to neighbouring land. Due to the open-sided nature of the structure, any surface water

flooding would be able to pass through the building without creating a significant obstruction.

2.5 Sewer flood risk

The proposal does not require any new sewer connections and is not expected to increase sewer flood risk.

2.6 Groundwater flood risk

No significant groundwater flood risk has been identified. No below-ground development is proposed.

2.7 Reservoir flood risk

No significant reservoir flood risk affecting the proposed development has been identified.

2.8 Canals and other artificial sources of flood risk

No significant flood risk from canals or other artificial sources has been identified.

2.9 Coastal erosion risk implications on tidal flood risk

The proposal is not expected to be affected by coastal erosion during its design life.

2.10 Interactions of various sources

No significant interactions between identified flood sources have been identified that would materially affect the proposal.

2.11 Design flood level according to all the sources identified

Given the limited scale of the proposal, the absence of habitable accommodation and the open-sided design, no specific finished floor level or design flood level is considered necessary.

2.12 Exception Test

The Exception Test is not considered applicable. The proposal is a minor domestic structure ancillary to the existing dwelling and does not introduce a more vulnerable use.

2.13 Summary of flood risks

The proposal comprises a small open-sided summerhouse with no habitable accommodation. Whilst the Adur & Worthing Strategic Flood Risk Assessment identifies potential future surface water flood risk with climate change allowances, the development

is of a scale and design that will not increase flood risk elsewhere, impede the movement of floodwater or increase risks to occupants. The proposal is therefore considered acceptable in flood risk terms.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

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3.2 Sequential Approach

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4 Control flood risk

4.1 Proposed site levels

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4.2 Flood flow route

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4.3 Existing or proposed flood risk management infrastructure

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5 Mitigate flood risk

5.1 Risk to people

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5.2 Risk to property/building

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5.3 Risk to essential services

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5.4 Floodplain storage and conveyance compensation

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5.5 Surface water management

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6. Manage flood risk

6.1 Safe access and escape

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6.2 Evacuation plan

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6.3 Residual flood risk

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6.4 Betterment provision

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7. Summary of measures

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