

## Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

### 1 Site description

#### 1.1 Site address

50 Brighton Road, Lancing, West Sussex, BN15 8ET

#### 1.2 Vulnerability classification

More vulnerable according to NPPF annex 3. The proposals relate to an existing residential dwelling. 3 bedrooms are provided at ground floor level (as existing there are 2 bedrooms at ground floor level). The lower ground floor will not be used as a bedroom.

#### 1.3 Flood zone incompatibility

The rear garden of No.50 lies within Flood Zones 2 and 3. The existing house, which is to be altered by virtue of this householder planning application does not lie within the Flood Zones according to the Gov.uk 'Flood Map for Planning'. This online resource also confirms that the site is not affected by surface water flooding.

#### 1.4 Lifetime of development

According to PPG, "Residential development can be assumed to have a lifetime of at least 100 years..."

#### 1.5 Local Plan policies and SFRA recommendations

Policy 36: Flood Risk and Sustainable Drainage. The proposed minor development to improve an existing dwelling will not conflict with this Local Plan policy, nor the recommendations set out in the Adur & Worthing Strategic Flood Risk Assessment (SFRA)

## 2 Assess flood risk

### 2.1 Existing site

Please refer to the submitted drawings

### 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

Although the garden of the property lies within Flood Zones 2 and 3, the existing property lies outside of the area identified. In any case, we are not aware of any historic tidal flooding event that has affected this property. In any case, the existing property has ground floor bedrooms, and the improved lower ground floor will not be used for sleeping accommodation. The frontage of the property is set at a higher level, and affords direct access onto the pavement and A259/Brighton Road. In the event of a flood event, occupiers of the property have the option to either remain in the property and go up to the top floor bedroom, or escape via the front door to the A259 highway

#### 2.3.2 Residual tidal risk

Unknown

### 2.4 Surface water flood risk

#### 2.4.1 Design flood event

N/A

#### 2.4.2 Residual risk

N/A

### 2.5 Sewer flood risk

N/A

## 2.6 Groundwater flood risk

N/A

## 2.7 Reservoir flood risk

N/A

## 2.8 Canals and other artificial sources of flood risk

N/A

## 2.9 Coastal erosion risk implications on tidal flood risk

Unknown

## 2.10 Interactions of various sources

Unknown

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

As existing

## 2.12 Exception Test

Not applicable as the existing property lies outside of Flood Zones 2 and 3, and the development proposals are for minor householder works to an existing property.

## 2.13 Summary of flood risks

The dwelling is existing and lies outside of Flood Zones 2 and 3, and as far as we are aware is not identified as being at risk from any other flooding source. The existing property has existing ground floor bedrooms, and the lower ground floor is not to be used as sleeping accommodation space. The dwelling has direct access onto the A259 and pavement, which is at a higher ground level than the rear garden. The proposals also include for a bedroom within the roofspace, therefore affording a further escape option in the event of a flood.

### **3 Avoid flood risk**

#### **3.1 Evidence of the Sequential Test**

Not applicable as the existing property lies outside of Flood Zones 2 and 3, and the development proposals are for minor householder works to an existing property

#### **3.2 Sequential Approach**

N/A

## **4 Control flood risk**

### **4.1 Proposed site levels**

No change to existing floor levels

### **4.2 Flood flow route**

None

### **4.3 Existing or proposed flood risk management infrastructure**

Unknown

## **5 Mitigate flood risk**

### **5.1 Risk to people**

As existing

### **5.2 Risk to property/building**

As existing

### **5.3 Risk to essential services**

N/A

### **5.4 Floodplain storage and conveyance compensation**

Unknown

### **5.5 Surface water management**

Unknown

## 6. Manage flood risk

### 6.1 Safe access and escape

As existing, safe access from the front of the property is available to the adjoining pavement and A259 highway. Within the property, escape to the top floor bedroom is also available.

### 6.2 Evacuation plan

None

### 6.3 Residual flood risk

Unknown

### 6.4 Betterment provision

None

## 7. Summary of measures

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