

Flood Risk Assessment

122 Freshbrook Road, Lancing BN15 8DF

The Site

The site is a residential property comprising a detached bungalow. The proposed development constitutes a single-storey extension with pitched roof replacing the existing garage, conversion of the roof space, plus a rear flat-roof extension. The floor area of the proposed extensions including the loft conversion (excluding areas under 1.5m high) is 98 square metres.

The National Grid Reference is Easting 518707 and Northing 104419 / TQ 18711 04420.

This Flood Risk Assessment (FRA) has been requested by Adur & Worthing Council planning department to accompany the planning application for this development.

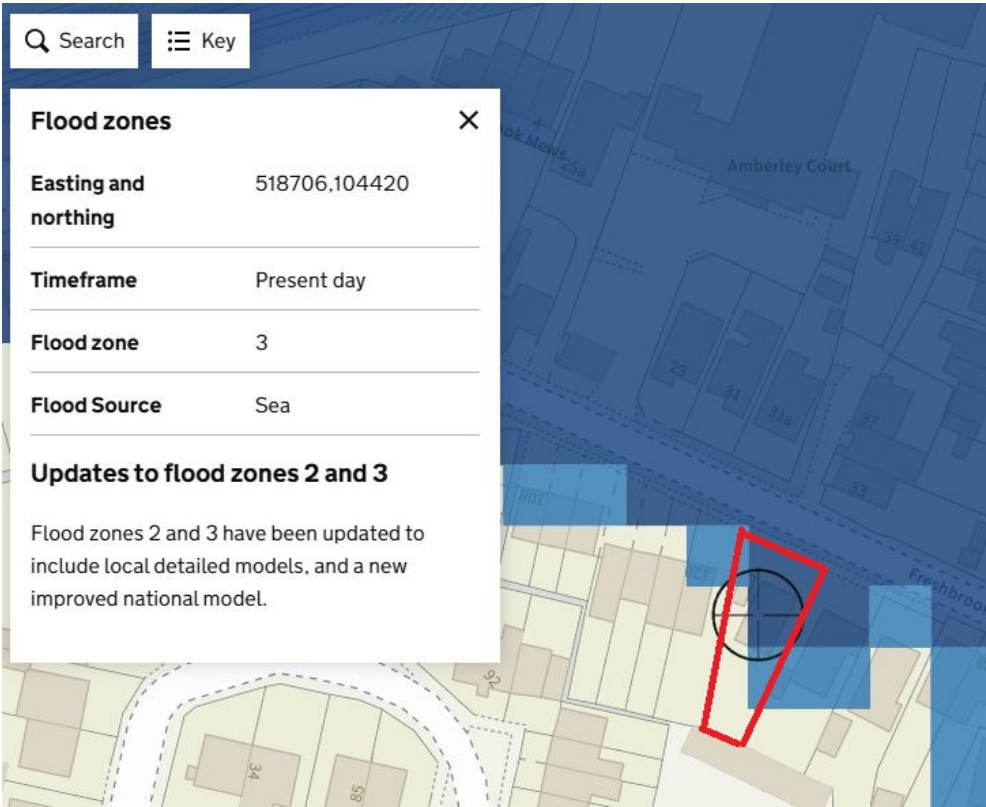
As a residential property it is currently, and will be, in continual use. The development includes sleeping accommodation on the ground and first floors. The planning application is for a householder development within the current (C3) use class, and no change of use is proposed.

The site is shown here:-



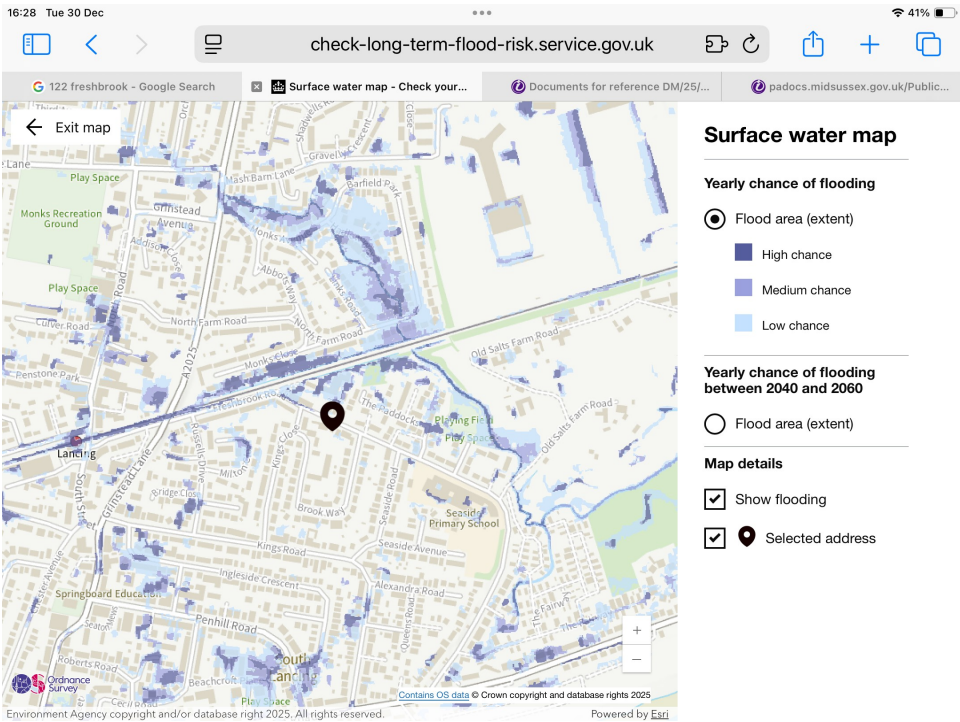
Flood Risk Classification

The Environment Agency’s Flood Map for Planning indicates that the property falls on the edge of Flood Zones 2 and 3, as shown below:-



This gives data for the 'Present Day' whereas for the projected period 2070 – 2125 it states 'Climate change data unavailable'.

However, the Environment Agency’s long-term flood risk also shows the following information:-



Your selected location: 122, Freshbrook Road, Lancing, BN15 8DF

This information tells you the flood risk of the land around a building, not the building itself.

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

Adur-Worthing SFRA

The LPA have stated that, although not within a flood risk zone, it is within a future surface water flood area and therefore at risk (taking into consideration climate change).

Appendix G of the Adur-Worthing Strategic Flood Risk Assessment 2024 shows the following map, with the site marked in red:-



Flood risk factors affecting the proposed development

As the proposed development only involves an extension to a residential property the main issue to be considered here is surface water drainage.

There is no record or evidence of surface water flooding here.

The existing provisions for the rainwater drainage appear to be soakaways to the front and rear of the property, although it cannot be ruled out that there may be underground connections into the foul water drains.

Either way, the proposed extension will involve guttering and down pipes which discharge into new soakaways at least 5 metres from the building, which can be larger than the standard 1 cubic metre if required. It will also be ensured that any existing rainwater down pipes do not connect with the foul water drain but are connected to the new soakaways, as part of the overall building project.

This is sufficient to manage any future surface water flood risk on and around the new structure.

Conclusion

The current data available for the flood risk to this property gives a somewhat mixed picture.

However it can be ensured that the proposed works subject of this planning application will include suitable management of rainwater, and will not contribute to any increase in surface water issues that may be present on the site.

Overall, the risk of flooding at this site will not be made any worse as a result of the proposed development.