

Flood Risk Assessment (FRA) template

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1 Site description

1.1 Site address

22 Leconfield Road, Lancing, West Sussex, BN15 9JB

1.2 Vulnerability classification

Less Vulnerable development – small-scale commercial/business use comprising a private appointment-only tattoo studio within a detached single-storey outbuilding

1.3 Flood zone incompatibility

The site lies within Flood Zone 1 and is not incompatible with the proposed development. However, Adur & Worthing Council has advised that the site falls within an area at risk from future surface water flooding, including climate change allowances.

1.4 Lifetime of development

50 years+

1.5 Local Plan policies and SFRA recommendations

This Flood Risk Assessment has been prepared in response to the Council's validation request and with reference to the Adur & Worthing SFRA 2024, the Environment Agency FRA template and standing advice. The assessment specifically addresses future surface water flood risk identified by the Council.

2 Assess flood risk

2.1 Existing site

The site comprises an existing residential property with associated rear garden. The proposal relates to the erection of a detached single-storey outbuilding within the rear garden to be used as a private, appointment-only tattoo studio.

The site is not within fluvial or tidal Flood Zones, however the Council has identified a future surface water flood risk affecting the site.

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2.2 Fluvial flood risk

2.2.1 Design flood event

The site lies within Flood Zone 1 and is not identified as being at risk from fluvial flooding.

2.2.2 Residual fluvial risk

Not applicable.

2.3 Tidal flood risk

2.3.1 Design flood event

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

Not applicable.

2.4 Surface water flood risk

2.4.1 Design flood event

The proposal is a modest single-storey outbuilding within an existing residential garden. Surface water runoff from the new roof area will be disposed of on site via soakaway. The proposal does not include basement accommodation and will not obstruct any known watercourse.

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2.4.2 Residual risk

Residual risk relates primarily to exceedance of local drainage / soakaway capacity during extreme rainfall events. Given the modest scale of the proposal, use of on-site soakaway drainage and flood resilience measures, residual risk is considered low and manageable.

2.5 Sewer flood risk

Foul drainage will connect to the existing mains sewer in accordance with the submitted plans. Surface water will drain separately to soakaway. The proposal is small-scale and is not expected to materially increase sewer flood risk.

2.6 Groundwater flood risk

No site-specific evidence of groundwater flooding has been identified. Groundwater flood risk is assumed to be low / unknown.

2.7 Reservoir flood risk

No known reservoir flood risk identified.

2.8 Canals and other artificial sources of flood risk

No canals or other artificial sources of flood risk are known to affect the site.

2.9 Coastal erosion risk implications on tidal flood risk

Not applicable.

2.10 Interactions of various sources

The main relevant source of flood risk is surface water flooding. No significant interaction with other flood sources has been identified for this small-scale proposal.

2.11 Design flood level according to all the sources identified

No specific flood level data has been provided. The relevant issue for this proposal is future surface water flood risk as identified by the Council.

2.12 Exception Test

Not applicable.

2.13 Summary of flood risks

The site is within Flood Zone 1 and is not at significant fluvial or tidal flood risk. The key issue is future surface water flood risk. The proposal addresses this through on-site soakaway drainage and proportionate flood resilience measures.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The proposal is minor development comprising a small detached outbuilding within the curtilage of an existing residential property. A proportionate flood risk approach has therefore been adopted.

3.2 Sequential Approach

The outbuilding has been kept to a modest scale and located within the existing rear garden. The footprint and hard surfacing have been minimised and surface water runoff will be managed on site via soakaway.

4 Control flood risk

4.1 Proposed site levels

Finished floor levels will be set no lower than existing surrounding ground levels and, where practicable, slightly above adjacent external ground level to reduce the potential for shallow surface water ingress.

4.2 Flood flow route

The proposal will not obstruct any known overland flood flow route. The position and scale of the outbuilding allow any overland flow to continue around the structure if required.

4.3 Existing or proposed flood risk management infrastructure

The following measures are proposed:

- Surface water from the new roof to discharge to soakaway within the site.
- Finished floor level to be set no lower than surrounding ground level and raised where practicable.
- Electrical sockets and services to be located above finished floor level where practicable.
- Use of durable and water-resistant materials where appropriate so the building can be cleaned and brought back into use quickly following any severe rainfall event.

5 Mitigate flood risk

5.1 Risk to people

Risk to people is low. The building is a small single-storey studio used on an appointment-only basis, with low occupancy and no sleeping accommodation. In the event of severe rainfall or flooding, the building can be vacated quickly.

5.2 Risk to property/building

Risk to property is mitigated through the use of on-site soakaway drainage, appropriate floor level setting, and resilient construction materials and service locations.

5.3 Risk to essential services

Electrical sockets and services will be positioned above finished floor level where practicable to reduce vulnerability to shallow flooding or water ingress.

5.4 Floodplain storage and conveyance compensation

Not applicable. The site is not within fluvial floodplain and no compensatory flood storage is required.

5.5 Surface water management

All new roof water will discharge to soakaway within the site. This will reduce additional burden on the wider drainage network.

6. Manage flood risk

6.1 Safe access and escape

Access and egress will be via the existing garden route and external doors. Given the modest scale of the building and low occupancy, users can leave the building quickly if required.

6.2 Evacuation plan

In the event of forecast flooding, heavy rainfall, or surface water accumulation, the studio can be closed and vacated immediately. Occupants would exit via the garden to the existing dwelling / site access.

6.3 Residual flood risk

Residual flood risk from extreme rainfall remains low and manageable. The proposal does not include sleeping accommodation and occupancy levels are low.

6.4 Betterment provision

The proposal provides a betterment over uncontrolled runoff by directing new roof water to soakaway within the site rather than increasing burden on combined drainage infrastructure.

7. Summary of measures

The proposal is a small detached outbuilding within the rear garden of an existing dwelling. The site is in Flood Zone 1, but future surface water flood risk has been identified by the Council. The development can be made safe through the following measures:

- On-site soakaway drainage for all new roof water
- Finished floor level set no lower than surrounding ground and raised where practicable
- No basement accommodation
- Raised electrical sockets / services where practicable
- Use of water-resistant / resilient materials where appropriate
- Safe access and rapid evacuation due to low occupancy and appointment-only use

The proposal is therefore considered safe for its lifetime without increasing flood risk elsewhere.

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