

# **Flood Risk and Mitigation Report**

**Site Address:** 130 South Street, Lancing, BN15 8AU

**Date:** November 2025

Prepared for submission to the Local Planning Authority

## 1. Site and Proposal Summary

Aspect	Details
Location	South Street, Lancing – mixed residential and commercial area linking the seafront with the village centre.
Existing Use	Two-storey brick building with commercial use on the ground floor and former office space above.
Existing Floor Area	Approx. 160 m <sup>2</sup> total (1,734 sq ft) including two rear garages.
Proposed Use	Retain 40 m <sup>2</sup> of front ground floor as commercial unit; convert rear ground and rear first floor to 1-bedroom, 2-person flat; convert front first floor to 2-bedroom, 3-person flat.
Surroundings	Mixed-use area with nearby One Stop, Salvation Army, Budgens, and residential dwellings.
Access & Parking	Direct frontage to South Street with two enclosed parking spaces at rear.

## 2. Site Description

The property is situated on South Street in Lancing, a mixed residential and commercial road connecting the seafront with the village centre. The building is of standard brick construction with a flat roof, comprising substantial ground and first-floor accommodation. It has been previously used for retail, office, and IT business purposes. The ground floor includes a main retail area, rear office, and two external garages providing additional storage. The rear garden area sits slightly above the internal ground floor level.

## 3. Flood Zone Classification

According to the Environment Agency's *Flood Map for Planning*, the site at 130 South Street is located within **Flood Zone 1**, which represents land with a **low probability of flooding** (less than 0.1% annual chance from rivers or the sea). The site is not affected by flood defences or flood storage areas, and there are no recorded flood events in the immediate area.

## 4. Floor Levels and Development Works

The existing rear ground floor level is approximately 25 cm below the external garden level. As part of the proposed works, the internal floor level will be raised to match the garden level to provide level access and enhance protection from surface water ingress. No excavation or increase in building footprint is proposed. Finished floor levels will be at or above adjacent external levels.

## 5. Flood Risk Assessment

Given the Flood Zone 1 classification and the urban location, the risk of flooding from rivers, sea, or groundwater is negligible. The main potential source of risk is surface water ponding during heavy rainfall. The proposal to raise the ground floor will further mitigate this minor risk. Surface water runoff will continue to drain to existing systems with no increased loading. The property benefits from rear access and open areas for drainage dispersal.

## **6. Mitigation Measures**

To maintain the site's low risk classification, the following good practice measures will be adopted: Raise the existing rear ground floor level by approximately 25 cm to align with the garden level. Ensure all new drainage works comply with Building Regulations Part H (Drainage and Waste Disposal). Maintain external ground levels to fall away from the building to prevent surface water pooling. Inspect and maintain surface water and foul drainage systems regularly. Use damp-proof membranes and sealed junctions to prevent moisture ingress at ground level.

## **7. Conclusion**

The proposed development at 130 South Street involves modest internal alterations within an existing building and will not increase flood risk to the site or surrounding properties. The property is confirmed to be within Flood Zone 1 (low probability). The raising of the ground floor to match the external garden level improves flood resilience. Therefore, the residual flood risk is negligible, and no further mitigation measures are required beyond standard construction practice.

## **Appendix A – Environment Agency Flood Map Extract**

The official Environment Agency Flood Map for Planning confirms that 130 South Street lies entirely within Flood Zone 1 (Low Probability). The extract map can be attached separately in support of this report.

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