

Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

7 St James Avenue Lancing West Sussex BN15 0NN

1.2 Vulnerability classification

1% AEP plus 25% climate change

1.3 Flood zone incompatibility

Flood zone 1

1.4 Lifetime of development

50 years +

1.5 Local Plan policies and SFRA recommendations

Adur & Worthing SFRA 2024 & EA Standing Advice guidelines

2 Assess flood risk

2.1 Existing site

The existing property is a detached bungalow and is within flood zone 1

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

N/A

2.3.2 Residual tidal risk

N/A

2.4 Surface water flood risk

2.4.1 Design flood event

Surface water to drain into new soakaways

2.4.2 Residual risk

N/A

2.5 Sewer flood risk

N/A

2.6 Groundwater flood risk

N/A or unknown

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

N/A

2.10 Interactions of various sources

N/A

2.11 Design flood level according to all the sources identified

N/A

2.12 Exception Test

N/A

2.13 Summary of flood risks

N/A

3 Avoid flood risk

3.1 Evidence of the Sequential Test

N/A

3.2 Sequential Approach

N/A

4 Control flood risk

4.1 Proposed site levels

Existing building with new floors are to match existing so no worse.

4.2 Flood flow route

N/A

4.3 Existing or proposed flood risk management infrastructure

1/. Finished floor levels are to match existing. 2/. Electrical sockets are to be raised to a minimum 600mm above finished floor level. 3/. Concrete floors and also the use of materials which should allow the property to be quickly re-occupied should serious flooding occur are recommended.

5 Mitigate flood risk

5.1 Risk to people

See 4 control flood risk

5.2 Risk to property/building

See 4 control flood risk

5.3 Risk to essential services

See 4 control flood risk

5.4 Floodplain storage and conveyance compensation

N/A

5.5 Surface water management

The surface water is to discharge into new soakaways which are to be a minimum of 5000mm from any new extension and size is to be calculated to Building Regulations Approval.

6. Manage flood risk

6.1 Safe access and escape

Via external door openings

6.2 Evacuation plan

To use external site entrance / exist points at the boundary in the event of evacuation

6.3 Residual flood risk

N/A

6.4 Betterment provision

N/A

7. Summary of measures

The small domestic extension will not exacerbate the current on-site configuration or the potential for future flooding.