

Flood Risk Assessment

Householder Planning Application Arun District Council

**226 Manor Way
Aldwick Bay
PO21 4HS**

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application for a single-storey side extension and attached garage at 226 Manor Way. The property is located within Flood Zone 2, as designated by the Environment Agency (EA), indicating a medium probability of flooding from the sea.

This FRA assesses the potential flood risks and outlines mitigation measures in accordance with the National Planning Policy Framework (NPPF) and relevant local planning policies.

2. Site Location and Description

Site address 226 Manor Way, Aldwick Bay, PO21 4HS

The demolition of existing single detached garage and construction of new single storey utility/pool room and new single side garage.

The site lies within Flood Zone 2, meaning there is a 1% to 0.1% annual probability of river flooding (1 in 100 to 1 in 1,000 years).

There are no recorded incidents of historic flooding at the site, according to EA flood maps, local authority records.

3. Sources of Flood Risk

3.1 Tidal Flooding

The main potential sources of flooding at the site is from the sea.

3.2 Surface Water Flooding

There are no recent records of surface water flooding at the site.

The proposed development does not significantly increase the impermeable surface area, minimising additional runoff.

3.3 Groundwater Flooding

There are no recent records of groundwater flooding at the site.

4. Flood Mitigation Measures

To minimise flood risk to the proposed development and ensure resilience, the following mitigation measures will be implemented:

The proposed extension's finished floor level will be set at the same level as the existing property, which is considered acceptable.

5. Safe Access and Egress

The main access to the property is via Manor Way, which remains accessible during a 1 in 100-year flood event.

The applicant will sign up for the EA's Flood Warning Service to receive early flood alerts.

6. Conclusion

This FRA demonstrates that the proposed development will not increase flood risk on-site or elsewhere. Appropriate mitigation measures will ensure resilience to flooding, and safe access and egress can be maintained. The development is therefore compliant with national and local flood risk policies.