

Flood Risk Assessment

Sea Crest, 19 Nyewood Lane, Bognor Regis Proposed Change of Use from Guest House to Single Dwelling (Use Class C3)

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the change of use of Sea Crest, 19 Nyewood Lane, Bognor Regis, from an existing guest house with ancillary private accommodation to a single private dwelling (Use Class C3).

The assessment has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) and is proportionate to the nature of the proposal, which involves no physical development works.

The purpose of this FRA is to assess flood risk to the site and demonstrate that the proposed change of use will not increase flood risk on or off site and that safe access and egress can be achieved.

2. Site Description

Sea Crest is an existing detached property located at 19 Nyewood Lane, Bognor Regis. Although originally constructed as a private house the building has operated as a guest house with associated private accommodation for a number of decades.

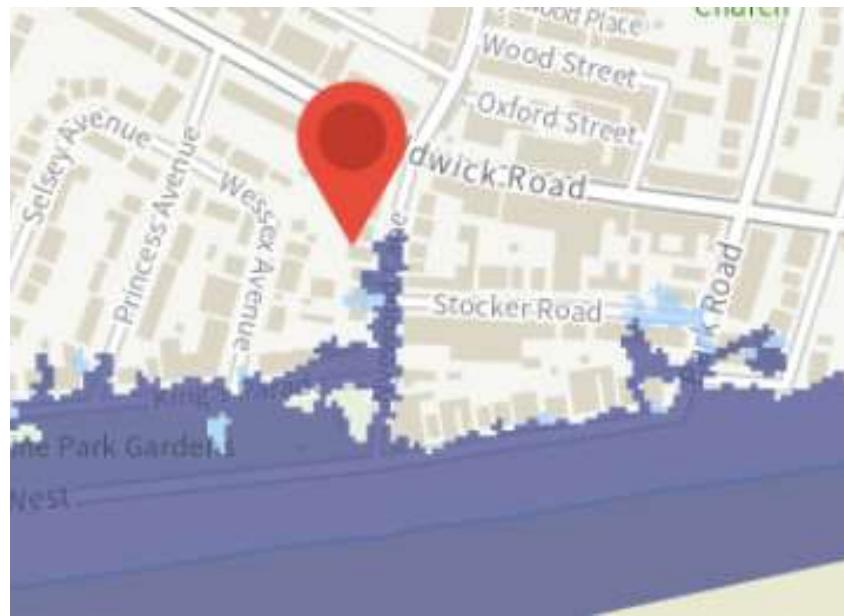
The building footprint is located entirely outside Flood Zone 3, as defined by the Environment Agency Flood Map for Planning. Access to the site is via an existing driveway, a section of which lies within Flood Zone 3.

The remainder of the site, including the dwelling itself, lies within Flood Zone 1.

Importantly, the site has no history of flooding. Both the building and driveway have remained dry during previous flood events.

There are no proposals for:

- Extensions or new buildings
- Changes to ground levels
- Additional hardstanding
- Alterations to existing drainage arrangements



Environment Agency Flood Map



Site Location Plan

3. Proposed Development

The proposal seeks permission for a change of use only, from a guest house to a single private dwelling (Use Class C3).

The proposal would:

- Reduce the number of occupants compared to the guest house use
- Eliminate transient visitor accommodation
- Result in no operational intensification of the site

No physical works are proposed as part of the development.

4. Flood Risk Context

4.1 Flood Zones

Based on Environment Agency Flood Map data:

- The dwelling at Sea Crest lies entirely outside Flood Zone 3
- A section of the existing driveway falls within Flood Zone 3
- No sleeping accommodation is located within Flood Zone 3

4.2 Sources of Flood Risk

The primary source of flood risk to the site is fluvial flooding affecting part of the access driveway. There is no recorded or mapped flood risk affecting the dwelling itself.

There are no other sources of flooding, including surface water and groundwater.

5. Flood Risk Vulnerability

In accordance with the Planning Practice Guidance:

- Guest houses (Use Class C1) and dwellinghouses (Use Class C3) are both classified as "More Vulnerable" development.

However, the proposal represents a reduction in practical flood risk, as:

- A guest house accommodates transient occupants unfamiliar with local flood risk
- A single dwelling would be occupied by a permanent household able to monitor flood warnings and respond appropriately

The proposal does not introduce new vulnerable development into Flood Zone 3.

6. Sequential Test

The proposal relates to a change of use of an existing building, as the owner wishes to retire and continue living at the family home there are no reasonable alternative sites available. In line with Planning Practice Guidance, the Sequential Test is therefore considered to be satisfied.

7. Access and Egress

A section of the existing driveway at Sea Crest lies within Flood Zone 3. The dwelling itself remains outside Flood Zone 3 and provides a safe place of refuge during flood events.

The access arrangement has historically served the property during its use as a guest house without issue. The site has no history of flooding and has remained accessible in all recorded flood events.

The proposed use would result in:

- Reduced vehicle movements
- Fewer occupants
- Greater control over travel during flood events

Occupiers would have access to:

- Environment Agency flood warnings
- Advance notice of flood events
- Safe refuge within the dwelling above predicted flood levels

The proposal would not materially worsen emergency access arrangements.

8. Impact on Flood Risk Elsewhere

The proposed change of use:

- Does not involve built development
- Does not result in loss of floodplain storage
- Does not obstruct flood flows
- Does not alter existing drainage or surface water runoff

As such, the proposal will not increase flood risk elsewhere.

9. Conclusion

This Flood Risk Assessment demonstrates that:

- The dwelling at Sea Crest, 19 Nyewood Lane, Bognor Regis lies entirely outside Flood Zone 3
- A section of the existing driveway is affected by Flood Zone 3
- The site has no history of flooding
- The proposal represents a reduction in flood risk exposure compared to the existing use
- Safe refuge can be achieved
- There will be no increase in flood risk on or off site

The proposed change of use is therefore considered acceptable in flood risk terms and compliant with the National Planning Policy Framework and Planning Practice Guidance.