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Flood Risk Assessment

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Copsefield, Eastergate Lane, Eastergate, Chichester, PO20 3SJ

Proposed rear extension to existing garage to form hydrotherapy pool; conversion of existing garage to specialist Changing Space and plant room; erection of link incorporating WC to main dwelling; and first floor loft conversion to provide ancillary bedroom accommodation with ensuite and sitting area.

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application for the erection of a rear extension to an existing garage to form a hydrotherapy pool and associated works at Copsefield, Eastergate Lane, Eastergate.

The purpose of this assessment is to demonstrate that the proposed development is safe from flooding, will not increase flood risk elsewhere and incorporates appropriate surface water management measures.

This document should be read alongside the submitted Design and Access Statement and Surface Water Drainage Information.

2. Site Description

The application site comprises an established detached dwelling and detached garage set within a large residential plot off Eastergate Lane. The proposed development is located to the rear of the existing garage within the domestic curtilage.

Ground levels across the site are generally flat and the proposed extension will be constructed on land that is already part of the established residential garden.

There is no known history of flooding at the site.

3. Flood Risk Context

Environment Agency mapping confirms that the site lies within Flood Zone 1, which is defined as land having a low probability of flooding from rivers or the sea.

Further review of available flood mapping indicates:

- Very low risk from rivers and sea
- Very low surface water flood risk
- Site located outside groundwater flood alert areas
- Flooding from reservoirs considered unlikely

The site is therefore at low risk of flooding from all sources.

4. Vulnerability and Sequential Test

The proposed development relates to a domestic extension to an existing residential property. Residential development is classified as “More Vulnerable” within national planning guidance; however, as the site lies within Flood Zone 1, the Sequential Test is not required.

The proposal represents a modest extension within an established residential curtilage and is appropriate in flood risk terms.

5. Finished Floor Levels

The finished floor level of the proposed pool extension will be set approximately 100mm above the existing garage floor level. This allows for insulation build-up and provides a small additional allowance above existing ground conditions.

This level is considered appropriate given the very low flood risk at the site.

6. Surface Water Drainage

The proposed development introduces an additional roof area of approximately 104m².

Surface water from the new roof will be managed within the site via infiltration soakaways located within the garden area. This approach follows sustainable drainage principles and mirrors typical arrangements for residential extensions in low-risk areas.

The site benefits from a large garden area with suitable space for soakaway provision. Detailed sizing and positioning will be addressed within the accompanying Surface Water Drainage Information.

The development will not increase surface water runoff to the highway or surrounding land and will not give rise to flood risk elsewhere.

7. Impact on Flood Risk Elsewhere

The proposed development is modest in scale and located within an established residential curtilage. Surface water will be managed on site and the development will not increase impermeable area in a manner that would materially affect flood risk beyond the site boundary.

The proposal will therefore not increase flood risk elsewhere.

8. Climate Change

Given the very low baseline flood risk and the provision of on-site soakaways to manage surface water, the development is considered resilient to potential increases in rainfall intensity associated with climate change.

9. Conclusion

The site lies within Flood Zone 1 and is at very low risk of flooding from all sources. There is no history of flooding at the site and ground levels are generally flat.

The proposed development represents a modest domestic extension and includes appropriate surface water management via soakaways within the garden. Finished floor levels will be set slightly above existing ground levels.

The development is considered safe from flooding, will not increase flood risk elsewhere and accords with national planning policy relating to flood risk and development.

Figure 1 – Flood Map for Planning (Flood Zones)



Figure 2 – Risk of Flooding from Rivers and Sea

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

[► Why flood defences cannot completely prevent flooding](#)

Figure 3 – Surface Water Flood Risk

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
[▶ Why surface water flooding is a problem](#)

Figure 4 – Groundwater Flood Risk

Groundwater [More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

[▶ What this means](#)

What groundwater is
Groundwater is the water that is usually held in rocks and soil underground.
Groundwater flooding happens when this water rises and flows above the surface.
Flooding from rivers is more likely when groundwater levels are high.

Figure 5 – Reservoir Flood Risk

Reservoirs [More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is
A reservoir is a large natural or artificial lake that is designed to collect and store water.
They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.