

**9 South Drive, Ferring, Worthing
BN12 5QS**

Flood Risk Assessment

7 October 2025

Location: 9 South Drive, Ferring, BN12 5QS

Proposal: Rear extension, front extension and roof alterations to existing dwelling

1. Summary

This Flood Risk Assessment (FRA) applies to the development at 9 South Drive, Ferring, BN12 5QS. The site is within Flood Zone 3 risk area from rivers/coastal flooding, though it is near the Ferring Rife which is monitored for flood alerts. The risk from surface water (pluvial) and possible ordinary watercourses must be considered. The proposed development is modest in size (extension rather than new build), so flood risk is low subject to mitigation including suitable drainage design, ensuring no increase in risk onsite or offsite, setting finished floor levels appropriately, and maintaining safe access/egress in case of extreme rainfall.

The proposed internal floor area will not be altered as part of these proposals and suitable damp proofing will be used in all cases.

Key considerations:

- * Ensure no increase in impermeable area without appropriate drainage mitigation (SuDS).
- * Use permeable materials where feasible.
- * Finished floor level of extension to be set at existing levels.
- * Maintain or provide safe overland flow paths.
- * Adopt and maintain the drainage system properly.

2. Site Details & Description

Address - 9 South Drive, Ferring, BN12 5QS

Site area – 800 sq mtrs

Existing land use - Residential house with garden, partly impermeable (house, rear patio, roof and hardstanding)

Proposed development – Part two part one storey rear extension, front extension and roof alterations providing a modest increase in dwelling size. Garden to remain.

Existing drainage / water features | Ferring Rife is the nearest watercourse; existing storm water dispensation on site.

Flood history -| No flood alerts currently (Ferring Rife area has flood alerts for some parts). |

3. Policy & Statutory Context (Local & National)

NPPF (National Planning Policy Framework), PPG on Flood Risk. Sequential Test applies if in Flood Zone 2/3 or other risk areas.

Arun District Council's surface water drainage guidance (SuDS), checklists. ([Arun District Council][2])

Part H of the Building Regulations will be adopted and checked prior and during construction.

4. Sources of Flood Risk for the Site

Flood Source | Risk to Site | Comments / Mitigation Relevance |

Low risk for this development — site is not directly adjacent to a main river; nearest watercourse is Ferring Rife which has alert areas but no current flood warning for this address.

Tidal / Coastal Likely low — Ferring is coastal and the site is within Flood Zone 3. The development proposed is minor and levels will not be lowered below the existing FFL

Surface water Moderate (for heavy rainfall) — risk of water ponding or runoff from neighbouring land; extension will add minimum impermeable surfaces

5. Flood Zone & Levels

Site is within Flood Zone 3

Finished Floor Level (FFL) for the extensions will be no lower than the existing, Extra ground floor area proposed is minimal.

6. Surface Water Management & SuDS

For this development, proposals will aim to reduce or maintain runoff, and avoid making flood risk worse.

Proposed measures include.

Use of permeable paving for any patio or path additions.

Rainwater harvesting / downpipe discharges into gardens or soakaways rather than into the sewer.

Where soakaways are used, infiltration testing according to BRE DG 365 or equivalent will be proposed to confirm ground conditions.

Limit additional impermeable area; where additional roof/runoff is added, attenuate / slow release where possible (e.g. via small storage tanks or attenuation crates).

Ensure overland flow paths are maintained (across neighbours' land, streets) and the extension does not block natural flow during heavy rainfall.

7. Residual Risk & Emergency Planning

Even after mitigation, there remains risk from extreme rainfall beyond design storm, blocked drains, or unexpected ground saturation.

Ensure maintenance of gutters, downpipes and drainage features.

Provide a plan for what will happen if heavy rainfall causes local flooding (e.g. where water will flow, whether occupants are aware of escape routes).

Keep water out where possible by provision of raised FFL minimum 150mm from grade, damp proofing measures to comply with Building Regulations.

8. Conclusions

The proposed development at 9 South Drive, Ferring is within Flood Zone 3

The main risk is from surface water (rainfall) and increased impermeability.

Subject to suitable mitigation (raised FFL, suitable drainage, use of permeable surfaces, ensuring overland flow paths are not blocked) the development is acceptable in flood risk terms due to the minimal new construction.

Proposed planning condition: submission of drainage (SuDS) design, confirmation of finished floor levels, maintenance plan for drainage, as-built levels by way of condition if required.