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ARCHITECT

Flood Risk Assessment

**The Old Manor House (1 Summerley Lane), Felpham, Bognor Regis,
PO22 7HN**

1. Introduction

This Flood Risk Assessment (FRA) supports a full planning application for the part change of use of the east wing of *The Old Manor House*, Summerley Lane, Felpham, from a dwellinghouse (C3) to boutique-style guest accommodation (C1/Sui Generis).

The site is not located within Flood Zone 2 or 3, as defined by the Environment Agency's Flood Map for Planning, and is therefore considered to be at very low risk of flooding.

This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), and Environment Agency Standing Advice.

2. Site Description and Flood Zone Classification

The property lies within a built-up residential area of Felpham and comprises the main dwelling, the east wing, and an existing courtyard used for parking.

According to the Environment Agency Flood Map for Planning, the site is in Flood Zone 1 (lowest risk).

Additional data from the GOV.UK "*Long-Term Flood Risk for Locations in England*" service indicates:

- **Rivers and Sea:** Very Low risk (less than 0.1% annual probability)
- **Surface Water:** Very Low risk (less than 0.1% annual probability)
- **Groundwater:** Unlikely
- **Reservoirs:** Unlikely

A map extract from the Government flood mapping service confirms the site's location within a very low risk area. Please see below.

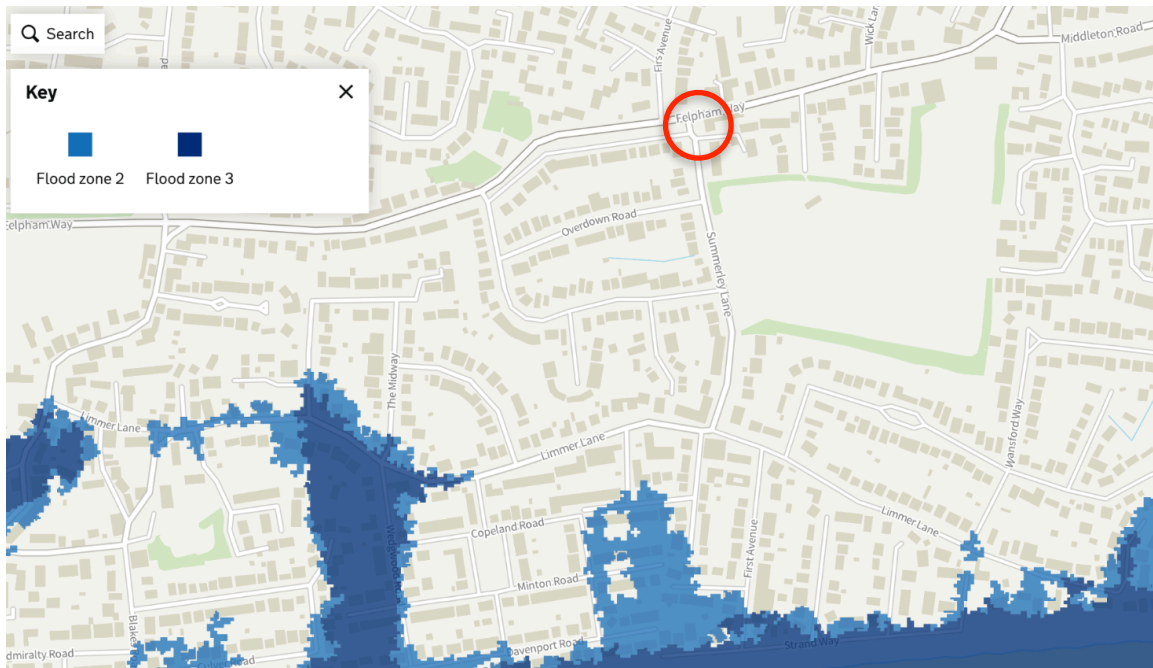


Figure 1 – GOV.UK Flood Risk Map (Red dot indicates site location)

3. Proposed Development

The proposal involves the change of use of the east wing to create six self-contained guest rooms with associated parking, bin storage, and landscaping improvements. No extensions, basements, or changes to ground levels are proposed. Existing floor levels remain unchanged, and the external footprint will not increase.

4. Flood Risk and Drainage Management

The site is fully developed and largely covered by hardstanding within the courtyard. Although flood risk is very low, surface water management measures will be incorporated as part of the courtyard resurfacing to ensure controlled runoff and improved drainage performance.

Proposed measures include:

- Regrading of courtyard levels to eliminate standing water.
- Integration of surface water collection through existing or upgraded drainage channels.
- Potential use of permeable surfacing or gravel margins to reduce runoff rate.
- Continuation of foul drainage to the public combined sewer, as per existing arrangements.

Surface water will be prevented from entering the public foul sewer directly wherever practical, in line with Building Regulations Part H.

Given the small scale of works and absence of any new structures, the development will not increase flood risk on or off site.

5. Sequential and Exception Tests

As the proposal lies in Flood Zone 1 and involves conversion of an existing building without extensions or change in vulnerability classification, Sequential and Exception Tests are not required under NPPF guidance.

6. Conclusion

This FRA confirms that:

- The site lies in Flood Zone 1 and is at very low risk of flooding from all sources.
- No alterations to floor levels or building footprint are proposed.
- Surface and foul drainage will remain as existing, with minor improvements under the resurfacing works.
- The proposal will not increase flood risk elsewhere and fully accords with the NPPF (Section 14) and Arun Local Plan Policies W DM3 and W DM4.

Accordingly, the development is considered acceptable in flood risk terms.