

Householder Flood Risk Assessment (FRA)

Site Address:	45 Southdean Close, Middleton-On-Sea, PO22 7TH
Proposal:	Two storey front extension, first floor side extension, single storey side extension, two storey side extension, conversion of roofspace to habitable use with rear dormer and installation of 3 x balconies.
Applicant:	Mr & Mrs D Holcombe
Agent:	JJR Designs Ltd
Local Planning Authority:	Arun District Council
Date:	22 December 2025

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application at 45 Southdean Close, Middleton-On-Sea. The site is located within Flood Zone 3, as defined by the Environment Agency Flood Map for Planning.

The FRA accompanies and should be read alongside the submitted Lidsey Drainage Impact Assessment, and demonstrates that the proposed development:

- Is appropriate for its Flood Zone 3 location
- Will not increase flood risk on or off site
- Incorporates appropriate flood-resilient and flood-resistant measures
- Complies with national and local planning policy

2. Site Description and Flood Risk Context

The site comprises an existing two storey residential dwelling within an established residential area. The use of the site as a dwelling predates current flood risk policy and is therefore an existing lawful use.

Key characteristics:

- Existing dwelling within residential curtilage
- No change of use proposed
- No subdivision or creation of additional dwellings
- Plot of sufficient size to manage surface water on site

3. Flood Risk Classification

3.1 Flood Zone

- The site is located within Flood Zone 3, defined as land with a high probability of flooding.
- Flood Zone 3 includes areas at risk from tidal and/or fluvial flooding.

3.2 Vulnerability Classification

In accordance with Planning Practice Guidance:

- The existing dwelling is classified as “More Vulnerable” development.
- The proposal involves extensions and alterations to an existing dwelling, not new residential development.

Householder extensions to existing dwellings are generally acceptable in Flood Zone 3, provided they do not:

- Increase flood risk elsewhere
- Introduce additional vulnerable uses
- Reduce floodplain storage or impede flood flows

4. Sequential and Exception Tests

4.1 Sequential Test

The Sequential Test is considered passed by default, as:

- The proposal relates to an existing dwelling
- No alternative sites are relevant for householder extensions
- The development is required to be located at this specific site

4.2 Exception Test

The Exception Test is not required, as the proposal does not constitute new residential development and does not increase the number of dwellings.

5. Sources of Flood Risk

5.1 Fluvial and Tidal Flood Risk

- The site lies within Flood Zone 3 and is therefore at risk from fluvial and/or tidal flooding.
- The development does not alter watercourses, defences, or flood flow routes.

5.2 Surface Water Flood Risk

- Surface water flooding is managed through on-site drainage and sustainable drainage measures.
- No increase in surface water run-off rates is proposed.

5.3 Foul Sewer Flooding

- The site is connected to the public foul sewer.
- Measures are included to prevent sewer surcharge and backflow during flood events (see Section 7).

5.4 Groundwater Flood Risk

- Groundwater flooding is not considered a primary risk at the site.
- The proposal does not include basement excavation or lowering of ground levels.

6. Impact of the Proposed Development

6.1 Impact on Floodplain and Flood Storage

- The proposal represents a modest extension relative to the existing dwelling and plot size.
- The development is located within existing residential curtilage.
- No significant loss of floodplain storage is proposed.

The proposal will not displace floodwater or increase flood risk elsewhere.

6.2 Impact on Flood Flows

- The extensions do not obstruct known flood flow routes.
- No boundary walls, fences, or raised structures are proposed that would impede floodwater movement.

7. Flood Risk Mitigation and Resilience Measures

To ensure flood risk is appropriately managed, the following measures will be incorporated:

7.1 Finished Floor Levels

- Existing finished floor levels will be retained where practicable.
- No lowering of ground or floor levels is proposed.

7.2 Flood-Resilient Construction

Where reasonably practicable, the following will be incorporated:

- Use of water-resistant materials at lower levels
- Raised electrical sockets and services where feasible
- Easily cleanable finishes in areas susceptible to flooding

7.3 Foul Drainage Protection

- Foul drainage will comply with Building Regulations Part H
- Existing inspection chambers will be reviewed
- Non-return valves or other backflow prevention measures will be installed where required

This reduces the risk of foul water escape during flood events.

7.4 Surface Water Management

Surface water will be managed in accordance with sustainable drainage principles, including:

- On-site attenuation and infiltration
- No increase in discharge rates
- No discharge of surface water to the foul sewer

These measures are detailed further in the Lidsey Drainage Impact Assessment.

8. Safe Access, Egress, and Flood Warning

- The dwelling has existing access arrangements that will be retained.
- Occupiers will continue to have access to Environment Agency flood warning services.
- A personal flood plan can be maintained by the occupiers to ensure preparedness during flood events.

As the proposal does not intensify use or occupancy, no additional access measures are required.

9. Construction Phase Flood Risk Management

During construction:

- Materials will be stored above predicted flood levels where practicable
- Temporary drainage measures will prevent uncontrolled run-off
- Works will be programmed to avoid unnecessary exposure during extreme weather events

This ensures no increased flood risk during the construction phase.

10. Residual Risk

With the mitigation measures in place:

- Residual flood risk is no greater than the existing lawful use
- The proposal does not increase vulnerability
- The development is safe for its intended use for the lifetime of the development

11. Conclusion

This Householder Flood Risk Assessment demonstrates that the proposed development at 45 Southdean Close:

- Is appropriate within Flood Zone 3
- Will not increase flood risk on or off site
- Incorporates suitable flood-resilient and drainage measures
- Complies with national planning policy and Arun District Council requirements

The proposal is therefore considered acceptable in flood risk terms.