

Flood Risk Assessment

100 Ancton Way, Elmer, Bognor Regis, PO22 6JR

Proposed Front Porch and Entrance to Existing Dwelling
100 Ancton Way, Elmer, Bognor Regis, PO22 6JR

Prepared for Planning Application to Arun District Council

1. Introduction

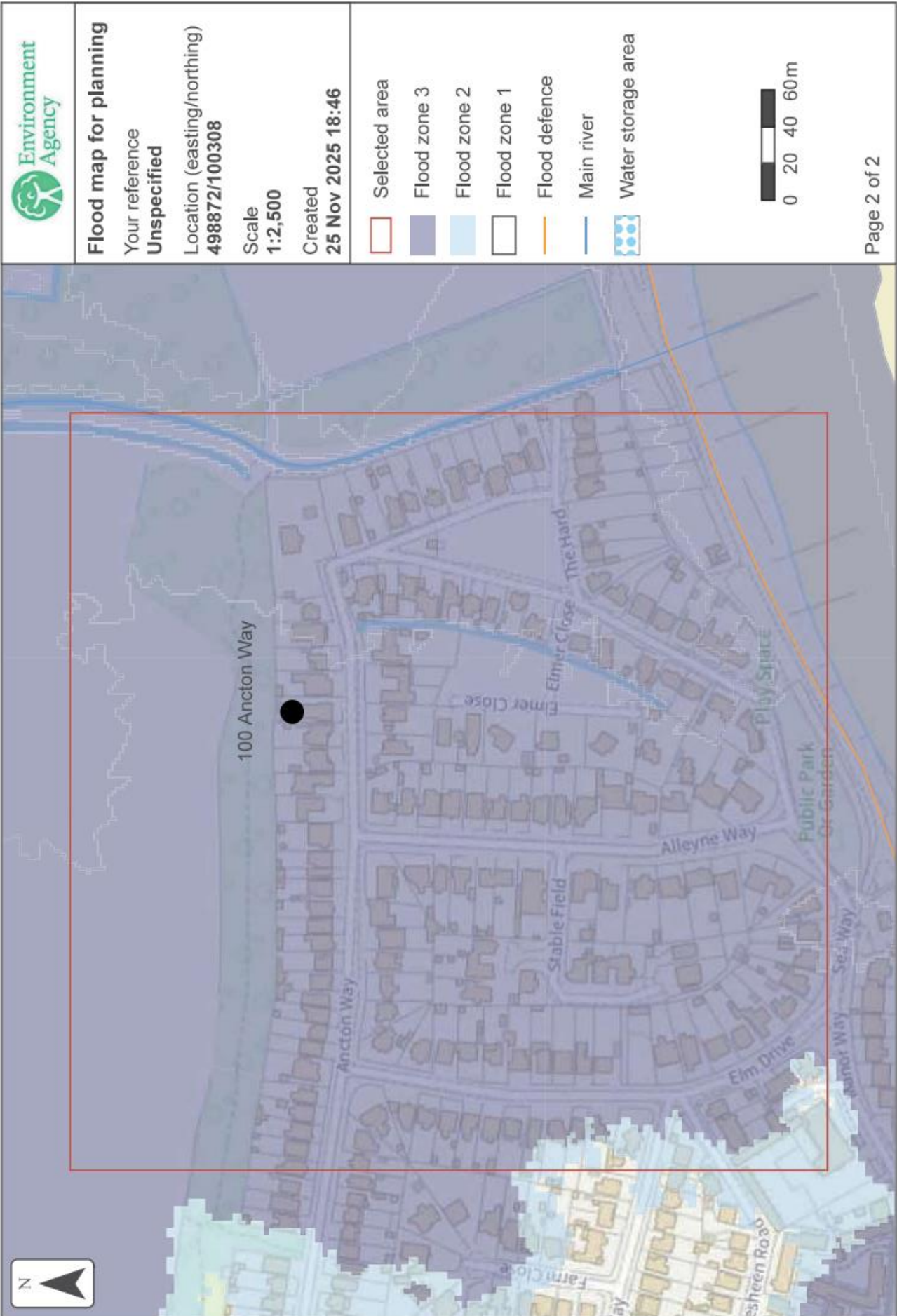
This Flood Risk Assessment (FRA) supports a householder planning application for new Front Porch and Entrance to an existing dwelling located at 100 Ancton Way, Elmer. The site lies within Flood Zone 3, as defined by the Environment Agency's Flood Map for Planning. The proposal involves front brick porch leading to new entrance into property with no change to the number of dwellings and finished floor levels remaining the same. The FRA is 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 is an existing single dwelling located in Elmer, Bognor Regis. According to the Environment Agency's online Flood Map for Planning, the site is within Flood Zone 3 (land assessed as having a 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of sea flooding). Additional data from the GOV.UK flood summary indicates:

- Surface Water Flood Risk: Low
- Rivers and Sea Flood Risk: Low
- Groundwater Flooding: Unlikely
- Reservoir Flooding: Unlikely
- Climate Change Risk (2040–2060): Low
- Localised sewer flooding: Possible under heavy rainfall but not formally recorded.

EA Flood Map Extract for 100 Ancton Way Site Location.



3 Proposed Development

The development consists of minor domestic extension to the front of the property. Current access into property is via an existing sliding patio door to the front elevation. The proposal is to create a small, enclosed porch area and single front door to new entrance. There are no proposed basements or lowering of existing ground levels. The proposed floor levels are to remain as existing.

4 Flood Risk and Mitigation Measures

Although located within Flood Zone 3, the actual modelled risk of flooding at the site is considered low according to the GOV.UK risk summary. Surface water and groundwater risks are minimal. Given the minor scale of the development, no formal compensatory storage calculations are proposed, but the following measures are recommended:

- Finished floor levels to match the existing (above likely modelled flood level).
- Use of flood-resilient construction materials for lower walls, floors, and fixtures.
- Raised sockets and service entry points where feasible.
- Non-return valves fitted to foul drainage outlets.
- A site-specific flood evacuation plan should be prepared by the occupiers using EA flood warning services.

5 Sequential and Exception Tests

As a householder development, the Sequential and Exception Tests are not required under NPPF guidance. The proposal is for extension to an existing home and does not involve a change of use or creation of a new dwelling.

6. Conclusion

This FRA demonstrates that the proposed extension at 100 Ancton Way can be delivered safely in accordance with planning policy and flood risk guidance. Risks from all sources of flooding are considered low, and appropriate mitigation measures will be incorporated into the design. The development will not increase flood risk elsewhere and is considered acceptable in planning terms