

FLOOD RISK ASSESSMENT

Proposed Replacement Extension

Ballina, The Street, Walberton, Arundel, West Sussex BN18 0QB

Prepared for: Planning Application Submission

Development Type: Replacement Residential Extension

Local Planning Authority: Arun District Council

Flood Zone: Environment Agency Flood Zone 2

Date: June 2026

1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support a planning application for a replacement extension at Ballina, The Street, Walberton, Arundel, West Sussex BN18 0QB.

The purpose of this report is to:

- Assess the flood risk affecting the site.
- Demonstrate that the proposed development is appropriate in terms of flood risk.
- Show that the proposal will not increase flood risk elsewhere.
- Satisfy the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

The proposal comprises the replacement of an existing residential extension associated with an existing dwellinghouse.

2. Site Description

The application site comprises an existing residential property located on The Street within the village of Walberton.

The site is situated at approximately 13m Above Ordnance Datum (AOD) and is generally level. The surrounding area is characterised by residential development and village roads.

The proposed works are confined to the existing residential curtilage.

No change of use is proposed.

3. Development Proposal

The proposal consists of:

- Demolition/removal of an existing extension.
- Construction of a replacement extension.
- No increase in the number of residential units.
- No change to the existing residential use of the site.

The proposal therefore represents a minor extension to an existing dwelling.

4. Planning Policy Context

The assessment has been prepared with reference to:

- National Planning Policy Framework (NPPF).
 - Planning Practice Guidance (PPG) – Flood Risk and Coastal Change.
 - Environment Agency Flood Map for Planning.
 - Arun District Council Local Plan policies relating to flood risk and drainage.
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5. Flood Risk Vulnerability Classification

Under Planning Practice Guidance, dwellinghouses are classified as:

"More Vulnerable" Development

The proposal relates to an existing residential property and does not introduce additional residential units.

6. Flood Zone Classification

The site is understood to lie within:

Flood Zone 2

Flood Zone 2 is defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%–0.1%) or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5%–0.1%).

The site is therefore considered to have a medium probability of flooding.

7. Sequential Test

The development comprises a replacement extension to an existing dwelling within its established residential curtilage.

Planning Practice Guidance states that proposals involving minor extensions and alterations to existing residential properties are generally exempt from the Sequential Test requirements.

Accordingly, a Sequential Test is not considered necessary.

8. Exception Test

The Exception Test is not considered necessary because:

- The proposal is a minor extension to an existing dwelling.
 - No additional dwelling is proposed.
 - The development does not increase the vulnerability classification of the site.
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9. Sources of Flood Risk

9.1 Fluvial Flooding

The principal flood risk is from river flooding associated with Flood Zone 2 designation.

The proposal replaces an existing extension and therefore does not materially increase exposure to flood risk.

9.2 Surface Water Flooding

Surface water flooding may occur during intense rainfall events.

The replacement extension occupies an existing developed area and is not expected to significantly alter overland flow routes.

9.3 Groundwater Flooding

No evidence is available to indicate significant groundwater flooding constraints affecting the proposal.

9.4 Sewer Flooding

The site is served by existing drainage infrastructure.

The proposal will continue to discharge foul flows to the existing network.

9.5 Reservoir Flooding

Residual risk from reservoir failure is considered very low and does not materially affect the suitability of the proposal.

10. Impact of the Development on Flood Risk

The proposed development will:

- Replace existing built form.
- Remain within the established residential curtilage.
- Not increase flood risk to neighbouring land.

- Not obstruct known flood flow routes.
- Not significantly increase impermeable area beyond the existing situation.

Consequently, the proposal is not expected to increase flood risk either on-site or elsewhere.

11. Surface Water Drainage

Surface water from the proposed extension roof will be managed through one of the following:

- Existing soakaway system (subject to ground conditions).
- Existing surface water drainage system.
- Other sustainable drainage measures where practicable.

The development is small in scale and will generate only a limited increase in runoff.

Any replacement drainage infrastructure will ensure runoff rates are no greater than the existing situation.

12. Flood Resilience and Resistance Measures

The following measures are recommended:

- Finished floor levels of the extension to match or exceed existing dwelling floor levels.
- Electrical sockets and services positioned above predicted flood levels where practicable.
- Use of water-resistant materials for lower wall finishes.
- Demountable flood barriers to door openings if required.
- Non-return valves on drainage connections where appropriate.

These measures will improve resilience to any future flood event.

13. Safe Access and Egress

The proposal relates to an existing occupied dwelling.

Occupants are familiar with local access routes and emergency procedures.

The replacement extension does not alter access arrangements and therefore does not adversely affect safe access or evacuation.

14. Climate Change

Climate change is expected to increase the frequency and intensity of extreme rainfall events.

The proposal is modest in scale and incorporates flood resilience measures to improve the long-term adaptability of the property.

The development is therefore considered appropriate when future climate change effects are taken into account.

15. Conclusion

This Flood Risk Assessment demonstrates that:

1. The site lies within Environment Agency Flood Zone 2.
2. The proposal comprises a replacement extension to an existing dwelling.
3. The development is classified as a minor residential extension.
4. The proposal will not increase flood risk on-site or elsewhere.
5. Surface water can be managed through existing or improved drainage arrangements.
6. Appropriate flood resilience measures can be incorporated.
7. The development complies with the aims of the NPPF and Planning Practice Guidance.

It is therefore concluded that the proposed replacement extension at Ballina, The Street, Walberton, Arundel, BN18 0QB is acceptable in flood risk terms and should be supported from a flood risk and drainage perspective.