

Flood Risk Assessment

Project: 103 Old Fort Road, Shoreham-by-Sea, BN43 5ha
Date: 10th March 2026

1. Site & Proposal

The application site comprises an existing single-storey detached dwelling at 103 Old Fort Road, Shoreham-by-Sea. The proposal consists of a small single-storey front extension, replacing an existing porch, with a footprint well below 250m². The extension will provide additional habitable accommodation (bedroom) as part of the existing dwelling. The overall use of the site remains residential (Use Class C3).

2. Flood Risk Context

Reference to the Flood Map for Planning indicates:

- The site is adjacent to Flood Zone 3 (high probability tidal flooding)
- Parts of the surrounding highway and nearby land fall within Flood Zone 2/3
- The site itself appears just outside or on the edge of mapped Flood Zone 3

Surface water mapping indicates:

- Low risk of surface water flooding affecting the site footprint

Given the coastal location, the primary flood risk is tidal, associated with the nearby harbour and sea.

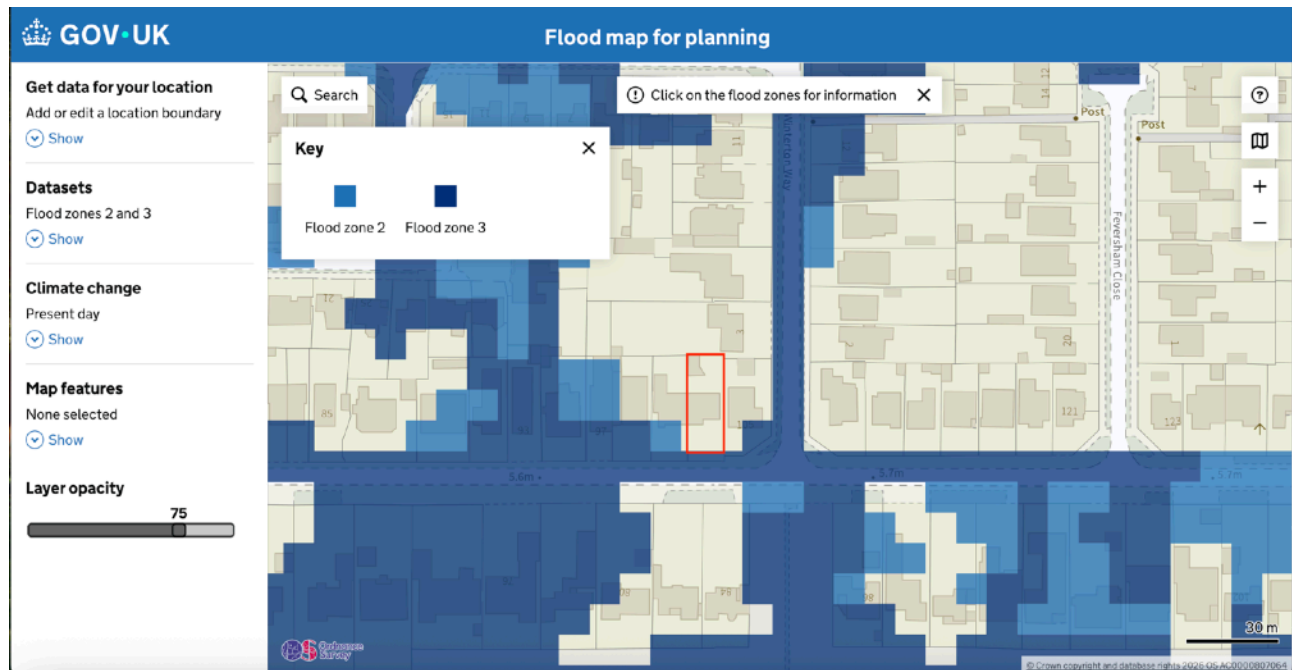


Fig 1: Flood Zone Mapping

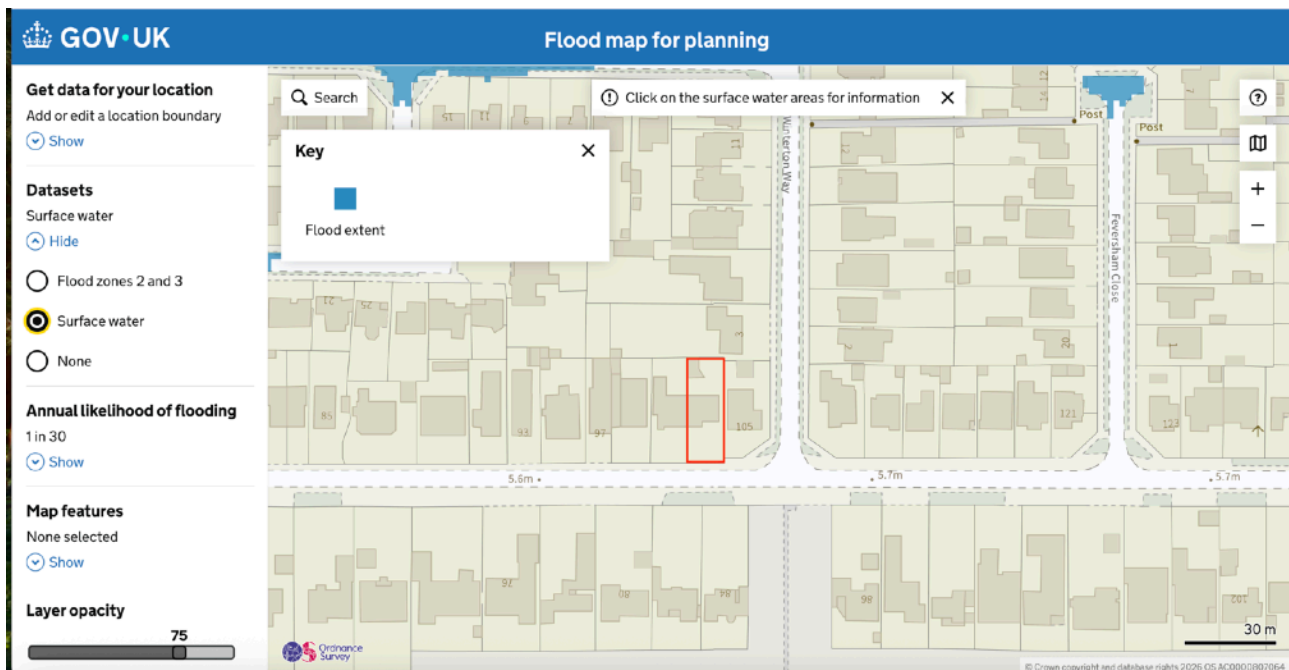


Fig 2: Surface Water Mapping

3. Vulnerability & Policy Position

The development is:

- A householder extension
- Classified as “more vulnerable” (residential)

However:

- As a minor extension (<250m²), it is exempt from the Sequential Test and Exception Test requirements under national guidance
- Standing advice for minor extensions applies

4. Assessment of Risk

Existing situation

- The property is already established residential development
- The proposal results in a minor increase in habitable accommodation within the existing dwelling. However, the scale of development is small and does not materially increase overall flood risk or the nature of occupancy.
- No sleeping accommodation is relocated into higher-risk areas

Flood behaviour

- Flooding in this area would likely occur as shallow tidal inundation
- The extension is located at the front of the dwelling, adjacent to the highway, where flood mapping shows some risk in extreme events

Impact of development

- The extension:
 - Does not displace significant floodwater volume
 - Does not obstruct flood flow routes
 - Does not increase flood risk elsewhere

In practical terms: this scheme is neutral in flood terms, which is exactly what you want to demonstrate.

5. Mitigation & Design Measures

Given the modest scale of development, a light-touch resilience approach is appropriate.

Finished Floor Levels

- The extension will:
 - Match existing internal floor levels (to maintain accessibility and integration)
- As raising levels is not practical for a porch replacement:
 - A resilience-based approach is adopted in line with guidance

(This is acceptable for minor extensions — don't fight this battle unnecessarily.)

Flood Resistance Measures

The following will be incorporated:

- External walls constructed using low permeability materials
- DPC levels maintained and continuous
- Door threshold designed to minimise water ingress where feasible

Flood Resilience Measures

To allow recovery in the unlikely event of flooding:

- Use of water-resistant finishes at low level (e.g. tiled or sealed surfaces)
- Avoidance of sensitive materials at ground level where possible
- Electrical installations positioned above typical skirting level where practical

Surface Water Management

- The proposal does not materially increase impermeable area
- Existing drainage arrangements will be retained
- Roof drainage will discharge to existing system

No adverse impact on surface water flood risk is anticipated.

6. Safe Access & Egress

- The dwelling is single-storey, with direct access to the front
- In a flood event:
 - Occupants would rely on flood warning and evacuation
 - This reflects the existing situation

The proposal does not alter access arrangements or increase risk to occupants.

7. Conclusion

This Flood Risk Assessment demonstrates that:

- The proposal is a minor extension in accordance with national guidance
- It does not increase flood risk on or off site
- It does not increase vulnerability or occupancy
- Appropriate proportionate resilience measures are incorporated

The development is therefore considered: Safe for its lifetime without increasing flood risk elsewhere, in accordance with national planning policy.