Ms Jo Morin
Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2012/113163/02-L01
Your ref: AWDM/1102/11

Date: 10 October 2012

Dear Ms Morin

DEMOLITION OF THE EXISTING CHALET BUNGALOW AND THE ERECTION OF 6 TWO BEDROOM AND 1 THREE BEDROOM FLATS WITH 9 SEMI-UNDER-GROUND CAR PARKING SPACES, CYCLE STORE AND NEW GARAGE TO NO. 1 BEACH ROAD

25 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YG

We are in receipt of the revised Flood Risk Assessment (FRA) submitted by Liam Russell for the above site.

We have reviewed the report prepared by Ambiental dated October 2012 reference 1623 and have the following comments to make.

Flood depths

The predicted flood height for the 1 in 200 year flood event in 2115 is 5.08mAOD. This flood level is based on overtopping of the flood defences rather than a breach scenario. This depth of flooding would result in a flood depth of 1.97 metres in this location. With finished floor levels raised to 4.74mAOD as stated in the FRA, this would result in internal flooding of habitable areas of 340mm. It should be noted that the flats subject to this flooding are on one floor, therefore safe dry refuge above this is not possible within the individual dwellings. The FRA has not examined how long this flooding would be likely to last. Whilst tidal levels recede within a few hours, the defences in this area may trap the flood water. It is therefore uncertain what duration the development would be subject to flooding. Breach analysis has not been undertaken, but in this situation flood waters would be fast flowing and not subject to prior warning.

However, we are intending to undertake flood defence works which will reduce the risk to this part of Shoreham. Whilst we are uncertain when these works will be completed, it will be before the site is subject to flood depths likely to result in internal flooding of

habitable areas. Following completion of the Tidal Walls Scheme the risk (overtopping or breach of the defences) will be reduced.

However a residual risk remains and the proposed flood proofing design measures and Flood Plan already suggested in the FRA should be implemented to the satisfaction of the Local Planning Authority.

Please contact me if you require any further information.

Yours sincerely

Helen Tier

Environment Agency
Sustainable Places Planning Adviser

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cc Liam Russell Architects