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**Date:** Tuesday, 18 November 2025 at 21:13

**To:** Charles Raven <[charles@axiomplanning.co.uk](mailto:charles@axiomplanning.co.uk)>

**Subject:** RE: 39-41 Brighton Road - Updates

Hi Charles,

Please find attached a copy of the Flood Emergency Plan.

Please note that we have made an assumption based on the Masterplan (Drawing Number: KFSH-HMA-ZZ-00-D-A-00004) that the staircase to the residential units is internal, and that it is possible to access the residential lobby where this staircase is located, from the commercial units (i.e. that in a breach scenario, staff/customers in the commercial units would not need to go outside before reaching safe refuge. If this is not the case it may need to be a condition of the detailed design).

We have referenced the following within the report, but would also like to draw your attention to additional mitigation which should be accounted for at the detailed design stage:

- Structural considerations in case of flooding, in particular the potential for damage to supporting columns by floating vehicles, which could compromise structural integrity of the development (with the access to the car wash being retained, it is assumed that this level of protection would already be accounted for).
- Building services (heating, potable water supply) must be designed to be flood resilient, so that they remain operational in a flood event. This is a requirement as residents/occupants may be required to shelter in place for a prolonged period, until waters recede.
- The protection afforded to the development by the improved flood defences being developed on the Free Wharf Site is only provided as long as the defences are maintained throughout the development life. There may be a requirement for the developers to contribute financially to maintenance/remediation.

Regards

Adam

**One attachment** • Scanned by Gmail