

Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

126 Old Fort Road, Shoreham-by-Sea, West Sussex, BN43 5HL

1.2 Vulnerability classification

More Vulnerable

1.3 Flood zone incompatibility

None – compatible with Flood Zone 3

1.4 Lifetime of development

100 years

1.5 Local Plan policies and SFRA recommendations

Adur Local Plan Policy 36. Site in Flood Zone 3 (defended to 0.5% AEP + CC by Shoreham Adur Tidal Walls scheme). Householder extensions acceptable where safe.

2 Assess flood risk

2.1 Existing site

Existing 2-storey detached house with garage. Proposal: full remodel with ground floor extensions (pool/gym/kids lounge), first & second floor extensions, new carport. Negligible increase in impermeable area.

2.2 Fluvial flood risk

2.2.1 Design flood event

None

2.2.2 Residual fluvial risk

None

2.3 Tidal flood risk

2.3.1 Design flood event

Flood Zone 3 defended to 0.5% AEP + climate change by Tidal Walls scheme

2.3.2 Residual tidal risk

Low – breach/overtopping only in extreme events

2.4 Surface water flood risk

2.4.1 Design flood event

Low

2.4.2 Residual risk

Low

2.5 Sewer flood risk

Low

2.6 Groundwater flood risk

Low – shingle substrate

2.7 Reservoir flood risk

None

2.8 Canals and other artificial sources of flood risk

None

2.9 Coastal erosion risk implications on tidal flood risk

None – stable shingle bar

2.10 Interactions of various sources

Tidal dominant, all others negligible

2.11 Design flood level according to all the sources identified

5.85 m AOD (0.5% AEP tidal + CC, consistent with recent Adur approvals on Old Fort Road)

2.12 Exception Test

Not required

2.13 Summary of flood risks

Low residual tidal only, all other sources negligible

3 Avoid flood risk

3.1 Evidence of the Sequential Test

Not required for householder application

3.2 Sequential Approach

All bedrooms at first & second floor only. Ground floor less vulnerable uses with resilience

4 Control flood risk

4.1 Proposed site levels

No external level changes. Existing/proposed ground floor FFL 5.90 m AOD (+0.05 m above design flood level)

4.2 Flood flow route

No impact

4.3 Existing or proposed flood risk management infrastructure

Shoreham Adur Tidal Walls scheme

5 Mitigate flood risk

5.1 Risk to people

Low – sleeping above flood level, safe dry access

5.2 Risk to property/building

Ground floor resilient construction to be provided (as per accepted measures at 130 Old Fort Road May 2024): suspended concrete floor, engineering bricks to 600 mm, horizontal plasterboard, Smart/air-brick covers or automatic valves, non-return valves on drains, raised electrics/sockets, tiled floors, sealed units with rear voids.

5.3 Risk to essential services

Electrics/sockets raised above 6.15 m AOD

5.4 Floodplain storage and conveyance compensation

N/A

5.5 Surface water management

Water butts/permeable paving to carport

6. Manage flood risk

6.1 Safe access and escape

Dry access along Old Fort Road in design event. EA flood warning available

6.2 Evacuation plan

Register for EA Flood Warnings. Vertical refuge on upper floors

6.3 Residual flood risk

Low and acceptable with resilience measures

6.4 Betterment provision

Additional second floor refuge space provided

7. Summary of measures

Development safe and appropriate in defended Flood Zone 3. Bedrooms above flood level, ground floor resilient, safe access maintained. Compliant with NPPF and Adur Policy 36. No off-site impacts.

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