



81 Old Shoreham Road BN43 5TF.

Flood Risk Assessment

June - 2026

Project Details



Client Property Address:

81 Old Shoreham Road
BN43 5TF

Resi Address:

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Introduction & Context

Description of Development

Proposed rear ground floor infill extension, internal alterations and all associated work at 81 Old Shoreham Road, BN43 5TF

Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

The assessment has been undertaken by a range of environmental professionals at Resi, who have a range of expertise that include suitable credentials to develop the document.

Site Location

The site is located in Flood Zone 3. CHECK [HERE](#) AND [HERE](#). The property is currently, and will remain, in residential use. It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of:

- A very chance of flooding from surface water
- A low chance of flooding from streams or rivers, or coastal flooding.

Site Analysis

2.1 Flood Risk Map

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

[Why flood defences cannot completely prevent flooding](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

Yearly chance of flooding between 2040 and 2060

Very low **Low** Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

[Why surface water flooding is a problem](#)

Flood zones ×

Easting and northing 521025,105578

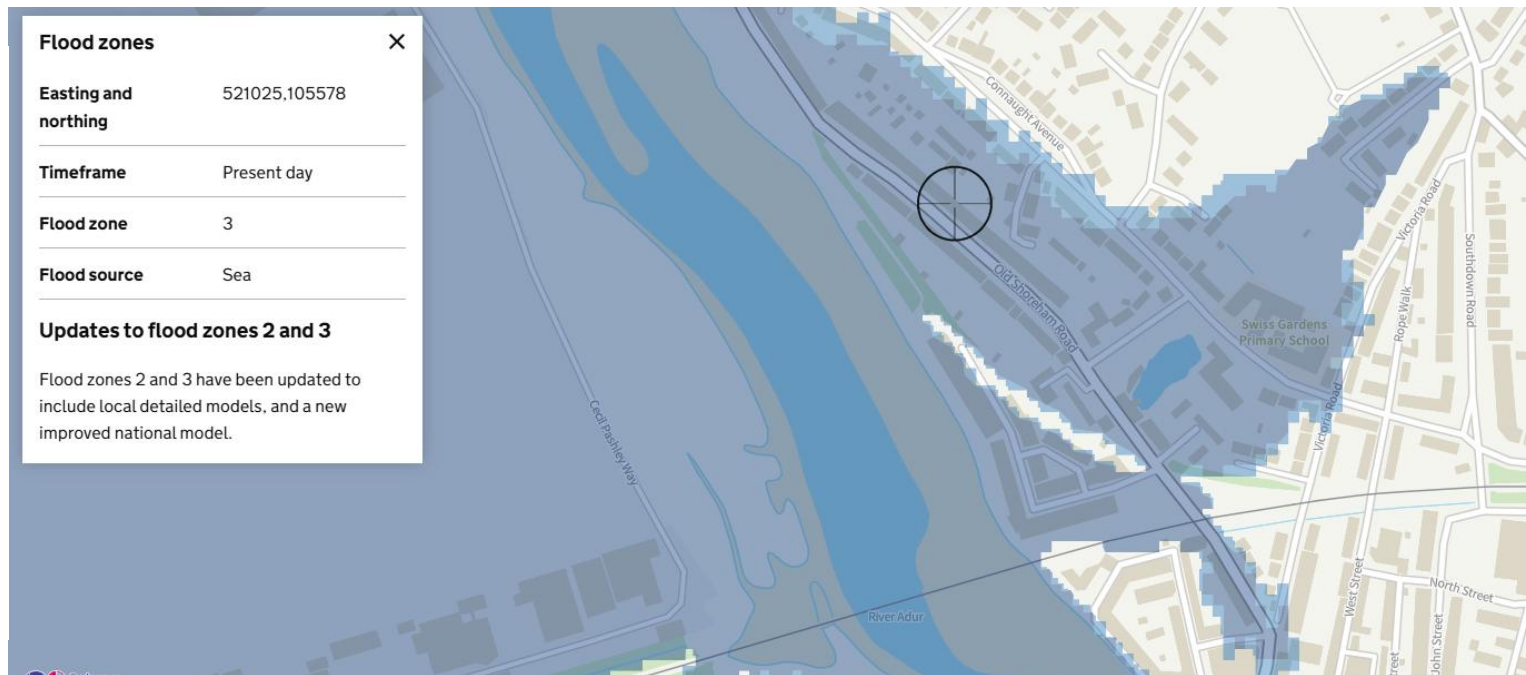
Timeframe Present day

Flood zone 3

Flood source Sea

Updates to flood zones 2 and 3

Flood zones 2 and 3 have been updated to include local detailed models, and a new improved national model.



Mitigation Measures

Assessment

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the features opposite:

Construction Materials

- Foundations - Trench Fill
- External Walls – Brick / Render
- Windows and Doors - Aluminium

Sustainable Drainage

- Surface water drainage will not be altered

Mitigation

- The FFL will not be altered
- The existing exterior ground level will not be altered.
- Hard surfaces will not be significantly increased.
- The proposed doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.
- The use of a soakaway aims to reduce any further risk of surface water flooding

Flood Alerts

- The occupants of the property will sign up for EA Flood Alerts
- In the event of a flood the electricity will be turned off at the consumer unit
- Depending on the risk defined in the alert the occupants shall protect the property with sandbags located to mitigate property damage