HADAI
Hove Architectural Design And Interiors

Project: 378-380 Brighton Road, Shoreham-by-Sea

ZONE 2 FLOOD RISK ASSESSMENT

The proposed development involves the change of use of 1 no. shop to 2 no. offices/shops, as was it's original format.
The development includes a single storey rear extension to no. 378.

The site is located on Brighton Road, Shoreham-by-Sea, within Flood risk vulnerability Zone 2.

The site is within an area that has a 'Low' chance of flooding from rivers and sea – between 0.1% and 1%.

The site is also in an area at 'Low' risk of flooding by surface water.

The building already exists and is currently being used as a furniture shop; therefore the expected number of users will not be considerably increased. The risk of flooding will not be increased due to the proposals.

Surface water will be directed to a soakaway.

Floor levels cannot be increased, as level access is necessary for disabled and ambulant users.

The front of the property is sited on a public footpath; therefore the use of SUDS is not feasible.

Flood defences are in place on the South side of Shoreham Beach, directly to the South of the proposal site.

The applicant will sign up to receive flood warnings from the Environment Agency and prepare a flood plan (when all members of staff are known).

Sand bags could be purchased and kept on site in case of flooding.

Users can exit the property via the rear (further from the sea) if necessary.

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0455/16
DATE VALID - 4 APR 2016

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Kevin Dunks
378-380
Brighton Road
Shoreham-by-Sea
BN43 6RE

Our ref: SSD/7623
Your ref:

Date: 26/11/2015

Dear Mr Dunks

Risk of flooding from rivers and the sea information for insurance purposes for 378-380 Brighton Road, Shoreham-by-Sea, BN436RE.

Thank you for your enquiry dated 13/11/15 regarding the address above.

The Environment Agency's information on the risk of flooding from rivers and the sea in the area relating to this address is shown below.

The attached fact sheet gives general information on flood risk from rivers and the sea and insurance.

The likelihood of flooding from rivers and the sea in this area (taking into account defences)

1. Our most recent National Flood Risk Assessment (carried out in 2013), which takes account of the location, type and condition of flood defences, classified the flood risk for this area as -Very Low - Less than 1 in 1,000 (0.1%) chance in any given year.

2. In addition, the likelihood of flooding from rivers and the sea for this area is not classified as 'Significant' for insurance purposes. The likelihood of flooding is 'Significant' where it is greater than or equal to 1 in 75 (1.3%) in any given year. 'Significant' was defined in the 'Statement of Principles' agreement between the Government and the Association of British Insurers (ABI), and ABI members are voluntarily continuing to meet their commitments to their existing customers under this agreement until a replacement is implemented.

More information is available from the ABI at www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding

3. Flood defences built here were designed to reduce the flood risk in this area. We hold no record of these defences they are privately owned, for more information contact the landowner.

4. Improvements that are planned to reduce flood risk:

Shoreham Adur Tidal Walls. This scheme is planned to provide a 1in 300 year (0.33%) standard of protection. For more information on this scheme please visit https://www.gov.uk/government/publications/shoreham-adur-tidal-walls-scheme/shoreham-adur-tidal-walls-scheme

5. The area was previously flooded in:

The environment agency have no records of any flood events effecting this location.

Note - This information relates to the area the above named property is in, and is not specific to the property itself. Please see the attached fact sheet for further explanation

The property at this address is located in an area that could be flooded from rivers or the sea. The scale of the risk will vary according to how far the property is away from rivers or the sea., the height of the property above the ground, and as a result of other factors such as any flood defences in the area. We do not hold records on height of property above the ground but, where it is available, we can provide information on our assessment of the flood risk from rivers and the sea in your area and on any flood defences.

Water causing flooding can come from different places, for example from rivers or the sea; surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system); overflowing or backing up of sewer or drainage systems which have been overwhelmed or from groundwater rising up from underground aquifers.

Currently the Environment Agency can only supply flood risk data relating to the chance of flooding from rivers or the sea. However you should be aware that in recent years, there has been an increase in flood damage caused by surface water flooding or drainage systems that have been overwhelmed. We have worked with Lead Local Flood Authorities (LLFAs) to develop a map which incorporates the best local and national scale information on surface water flood risk. You can look at this map on the Environment Agency website at www.gov.uk/government/organisations/environment-agency. Local Authorities and/or Water Companies may be able to provide further knowledge on the risk of flooding from other sources.

Insurers choose whether they want to use Environment Agency data to inform their decision making. If they use it, they do so alongside other relevant data, including any that the customer may be able to provide. Insurers will then make an assessment as to whether they can provide insurance cover and under what terms.

Use of information provided

Please note:

- It is not possible to say for certain what the flood risk is but we use the best information available to provide an indication so that people and insurers can make informed choices about living with or managing the risks. The information we supply does **not** provide an indicator of flood risk at **an individual property / site level**.
- As our information relates to an area rather than a specific property, not all properties within that area (e.g. a street or a postcode) will necessarily be at the same risk of flooding. This might be the case if the property is on higher land or the floor levels are high.
- Any flood risk/likelihood information provided is for sites within the extent of an extreme flood from rivers or the sea. and does not cover other sources of flooding such as from local drains. However our records on historic flooding can include flooding from groundwater.
- Any information provided in respect of proposed improvements to flood defences or natural river channels should be considered as general information for the area in which your property/site is located and is not specific to individual properties/sites.

Attached is a copy of the Environment Agency's Standard Notice which sets out our terms and conditions associated with use of our data.

Flood Warning Service

Your property/site may be covered by the Environment Agency's Flood Warning Service. If you are unsure and/or you wish to register for this free service please contact Floodline on Tel no. 0345 988 1188.
We may have more detailed information for this site such as maps of historic flooding and surveyed ground levels. If you would like further information we would be happy to provide it to you if requested, although a small charge may be necessary. You may also wish to contact your local authority or internal drainage board, **Adur District council** to ask about surface water flooding or if they have other relevant local flood information.

I hope that we have correctly interpreted your request.

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR). If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

Yours sincerely

Stacey Moore
Partnership and Strategic Overveiw team, Sussex

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Standard Notice
EA / ABI Joint Fact Sheet