

Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

Natwest Bank, 27-29 South Street, Worthing, West Sussex, BN11 3AR

1.2 Vulnerability classification

Less vulnerable - Commercial/ Banking premises under UK planning guidelines

1.3 Flood zone incompatibility

N/A

1.4 Lifetime of development

50 - 60 years

1.5 Local Plan policies and SFRA recommendations

Adur & Worthing SFRA 2024 & EA Standing Advice Guidelines

2 Assess flood risk

2.1 Existing site

Commercial banking premises in terraced town centre, not subject to active or historic flooding

2.2 Fluvial flood risk

2.2.1 Design flood event

N/A - No main rivers near the immediate town centre vicinity.

2.2.2 Residual fluvial risk

N/A

2.3 Tidal flood risk

2.3.1 Design flood event

1% AEP coastal tidal flood event account with climate change protection.

2.3.2 Residual tidal risk

Low risk due to existing coastal defence sea walls in Worthing.

2.4 Surface water flood risk

2.4.1 Design flood event

Heavy rainfall surface runoff to drain via existing town center main public storm sewer systems.

2.4.2 Residual risk

Low risk under standard municipal drainage conditions.

2.5 Sewer flood risk

Low risk - utilising existing public highway sewer infrastructure.

2.6 Groundwater flood risk

Low risk for this developed urban setting.

2.7 Reservoir flood risk

N/A - no high-risk structural reservoirs impacting this zone.

2.8 Canals and other artificial sources of flood risk

N/A

2.9 Coastal erosion risk implications on tidal flood risk

Low risk due to long-term monitoring and maintenance of Worthing seafront groynes and defenses.

2.10 Interactions of various sources

N/A

2.11 Design flood level according to all the sources identified

N/A - site floor levels sit safely above expected standard tide surges.

2.12 Exception Test

N/A - not required under UK policy for "Less Vulnerable" uses in this zone.

2.13 Summary of flood risks

Overall flood risk across all primary vectors is classified as low.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

N/A - not required for commercial changes of use or inner urban modifications of existing structures.

3.2 Sequential Approach

Development is fully inside an established commercial shell.

4 Control flood risk

4.1 Proposed site levels

Finished floor levels (FFL) to fully match existing configurations and remain completely unaltered by the repair works.

4.2 Flood flow route

N/A - The existing building footprint will not be altered as a result of this proposal.

4.3 Existing or proposed flood risk management infrastructure

- FFLs to match existing setup exactly.
- Internal making good and decoration works will not lower or alter any existing electrical outlets or services.
- Structural flood resilience will be maintained through the replacement of life-expired windows with new units and the refurbishment of flat roof portions.

5 Mitigate flood risk

5.1 Risk to people

Low risk

5.2 Risk to property/building

Low risk

5.3 Risk to essential services

Low risk - core utilities enter from safe heights above floor level.

5.4 Floodplain storage and conveyance compensation

N/A - no development footprint changes or water displacement occurring.

5.5 Surface water management

All current building surface water runs straight to the existing core street drainage network.

6. Manage flood risk

6.1 Safe access and escape

Main emergency exit routes run directly via external front and rear street-level double door openings.

6.2 Evacuation plan

Staff and clients will utilise standard town center boundary egress points to move north away from the sea.

6.3 Residual flood risk

N/A

6.4 Betterment provision

N/A

7. Summary of measures

The existing commercial layout will not alter the present onsite drainage configuration or exacerbate potential future urban flooding vectors.