Lewis & Co Planning
town planning consultants

FLOOD RISK ASSESSMENT

Prepared on behalf of:
Sussex Yacht Club

Site At:
Moorings Rear of 5 Riverside Road, Shoreham-by-Sea

Proposal:
Change of use of the jetty to enable residential occupancy of the 2no. Existing boats moored either side of the jetty (AWDM/1398/19)

September 2019

Introduction

This Flood Risk Assessment is submitted in support of planning application AWDM/1398/19, relating to a change of use of a jetty to the rear of Riverside Road in Shoreham to enable residential occupancy of houseboats.

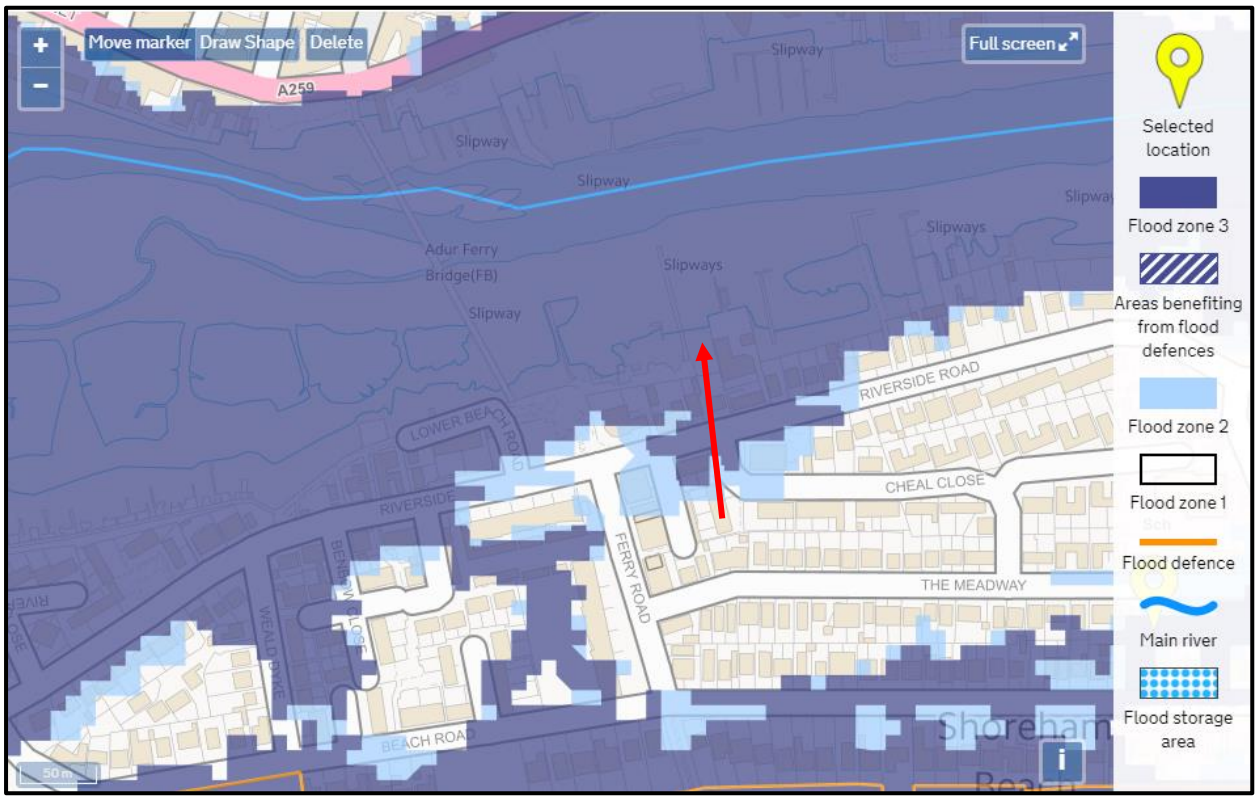
This FRA has been prepared in response to comments made on the application by the Environment Agency.

Site

The site comprises a roughly rectangular slip of riverbed on the southern bank of the River Adur, to the east of the pedestrian footbridge between Shoreham town centre and Beach.

The land includes a central jetty. There are currently two boats moored here. The land has historically been used for the repair, refitting and maintenance of boats.

As confirmed by the extract from the Environment Agency's Flood Risk for Planning Map the site is in Flood Zone 3. Due to this designation a Flood Risk Assessment is required as part of the planning application.



Flood Risk Assessment

The Environment Agency's consultation highlighted three key considerations relating to the proposed development and flood risk. These considerations are noted below with the Applicant's response following in blue text.

1) The nature of the flooding in the proposed location and the impact it could have on the development and its users.

The site "floods" twice a day on the high tides. The proposed residential use of the mooring will not impact on this flooding, nor will it increase the risk of flooding elsewhere.

2) What needs to be done to ensure it is safe in the event of flooding in the proposed location in the context of its users.

As they are boats, the vessels proposed for residential occupation will float in the event of a flood. This will ensure the safety of the occupiers. If this is not adequate, then a condition could be imposed requiring a dingy or tender is kept available at all times to provide means of escape if the boat were to sink and the jetty to be submerged.

3) What needs to be done to ensure the floating structure will be adequately secured in the event of a flood in the proposed location, considering the risk if the proposed development becomes mobile in the event of a flood.

It will be for the owner/occupier of the vessel to ensure that it is adequately secured to the mooring and to adjust the mooring ropes to account for tidal changes and wind conditions. This is standard practice on any moored vessel, regardless of it being occupied or not. In fact, the residential use of the boat will lead to it being occupied at all times and therefore more closely supervised than any of the unoccupied boats moored in the river.

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